



An  
Bord  
Pleanála

**Board Direction**  
**BD-005284-20**  
**ABP-305805-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/03/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the nature of the River Centre as a local centre, the narrow road network, parking arrangements and the predominantly residential nature of the area, it is considered that the proposed use as a take-away food outlet would seriously injure the residential amenity of property in the vicinity, by reason of late-night activity, noise and general disturbance associated with such use, and would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the zoning objective and the policy for takeaway uses as set out in the Dublin City Development Plan and would not be in accordance with the proper planning and sustainable development of the area.
2. The proposed residential development, which would have a potential occupancy of 10 persons, by reason the failure to provide a satisfactory means of access to the apartment and the absence of private amenity open space, would result in a substandard form of development and would,

therefore, seriously injure the amenity of property in the vicinity and be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 03/03/2020

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Michelle Fagan