



An
Bord
Pleanála

Board Direction
BD-008488-21
ABP-310049-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/06/2021.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 2 as follows

2. The restaurant/café (coffee shop) shall be operated between the hours of 0800 and 2100 hrs only.

Reason: In the interest of clarity, residential amenity and the proper planning and sustainable development of the area.”

Reasons and Considerations

Having regard to the South Dublin County Council Development Plan, 2016-2022 according to which the site is located within an area subject to the zoning objective, “LC: - *To protect, improve and provide for future development of Local Centres.*” In which restaurant and café use (coffee shop) is a permissible use, to the surrounding retail, restaurant and retail uses within the area and to the location of the proposed development relative to the surrounding residential area, it is considered that the proposed development, subject to a revision to Condition No 2, providing for hours of operation between 0800 hrs to 2100 hrs., would not seriously injure the amenities of

the properties in the surrounding residential areas and would be in accordance with the proper planning and sustainable development of the area.

Board Member:



Michelle Fagan

Date: 10/06/2021