



An
Bord
Pleanála

Board Direction

BD-013502-23
ABP-313555-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/08/2023.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the pattern of development in the area, the functions served by the multiple existing commercial units within the wider area and the limited scale of the development as proposed, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the character of the area or visual or residential amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board was also satisfied that the proposed development was in compliance with the criteria as set out in Section 15.14.7.3 of Chapter 15 of the Dublin City Council Development Plan 2022- 28 relating to Fast Food / Takeaways.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board shared the view of the planning authority that, when considered as part of the wider neighbourhood centre which consists of 12 commercial properties with a diverse range of uses at ground floor level, the decision to grant permission in this case would not be detrimental to the vitality, vibrancy and range of nearby retail uses.

Conditions

As per planning authority

Board Member



Joe Boland

Date: 31/08/2023