



An
Bord
Pleanála

Board Direction
BD-017653-24
ABP-319117-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/09/2024.

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 location and scale of the development and the traffic potentially generated by it in addition to the already high levels of traffic entering and exiting the site, it is considered that the additional traffic associated with the proposed development would endanger public safety and would lead to conflict between other road users, that is, vehicular traffic, pedestrians and cyclists, and that the development therefore constitutes a traffic hazard and is contrary to the proper planning and sustainable development of the area.
2. The development for which retention is sought is located in an area zoned LC- Local Centre in the current Fingal County Development Plan 2023-2029 for which the Objective in relation to fast food/takeaway outlets is EE0105 which seeks 'to prevent an over-supply or dominance of fast food outlets'. This objective is considered reasonable. Based on the information provided on the file, the proposed development would contribute to the proliferation of fast food/takeaway outlets in this area and would, therefore, contravene the development objective as set out in the Development Plan and be contrary to the proper planning and sustainable development of the area.

Board Member



Stephen Bohan

Date: 30/09/2024