

An
Bord
Pleanála

Board Direction
BD-019183-25
ABP-320989-24

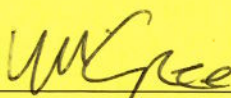
The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/02/2025.

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

Reasons and Considerations

1. Notwithstanding the fact that the proposed use would generally be acceptable in areas zoned Objective Z4 (Key Urban Villages/Urban Villages) in the Dublin City Development Plan 2022-2028, Policy CCUV14 (Adult Shops, Betting Shops and Gaming Arcades)) of the Development Plan includes a presumption against the development of gaming or other amusement machines in close proximity to residential areas and places of worship, as is the case in this instance.
Therefore, given the proximity of the subject site to existing residential property and places of worship, and given the established residential character of the surrounding area, in the absence of sufficient justification, the provision of an amusement centre at this location would be contrary to Policy CCUV14 of the Dublin City Development Plan 2022-2028, and would, by itself and by the precedent it would set for other similar development in the vicinity, be contrary to the proper planning and sustainable development of the area.

Board Member


Liam McGree

Date: 12/03/2025