



An
Coimisiún
Pleanála

Commission Direction
CD-000452
PL-500696-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 22 April 2026.

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

Planning Commissioner:

Patricia Calleary

Patricia Calleary

Date:

22nd day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Notwithstanding that the proposed change of use is acceptable under the zoning 'Z4 – Key Urban Villages / Urban Village' the subject site is located in proximity to a residential area, schools and a place of worship where there is a presumption under Section 15.14.10 (Amusement Centres / Events) and Policy CCUV14 (Adult Shops, Betting Shops and Gaming Arcades) of the Dublin City Development Plan

2022-2028 against the development of gaming/amusement arcades or other amusement machines such as that sought in this instance. It is considered that in the absence of sufficient justification, the development would be contrary to the provisions of the development plan for the area and therefore, by itself and by the precedent it would set for other similar development in the vicinity. The Commission also noted that policy CCUV14 sets out a presumption against an excessive concentration of uses that include adult shops, betting shops, gaming arcades having regard to the existing presence of such retail outlets in an area. In the absence of information presented with the application or appeal regarding the presence of such outlets in the area, the Commission was not satisfied that there was not an over concentration of such uses in the area.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.