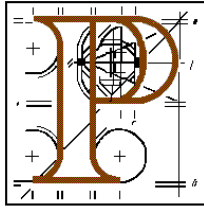


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3270/15

An Bord Pleanála Reference Number: PL 29N.245611

APPEAL by Florian Sala care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 14th day of September, 2015 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Change of use from existing off-licence to take away usage (circa 105 square metres), all at Unit 8, Coolock Village Centre, Beechpark Avenue, Coolock, Dublin.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. The site adjoins the curtilage of a house and is located on land zoned for residential use under objective Z1 of the Dublin City Development Plan 2011-2017. Section 15.9 of the plan specifies that it is necessary to avoid development that would be detrimental to the amenities of the more environmentally sensitive zone to which it would be contiguous. The proposed development of a takeaway on the site would give rise to a potential for litter, odours and for noise and disturbance in the evenings which the established use of the site would not. The proposed development would, therefore, seriously injure the amenities and depreciate the value of the adjoining residential property. Accordingly, the proposed development would be contrary to the provisions of the Development Plan and to the proper planning and sustainable development of the area.
2. The Board considered that the addition of a takeaway at this location in proximity to the existing provision of take-aways and other hot food operations would undermine the vitality and viability of Coolock Village as a Neighbourhood Centre, would seriously injure the residential amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.