

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD16A/0181

An Bord Pleanála Reference Number: PL 06S.247099

APPEAL by Tallaght Community Council of 21 Pineview Avenue, Aylesbury, Dublin against the decision made on the 21st day of July, 2016 by South Dublin County Council to grant subject to conditions a permission to William Shaw care of Hughes Planning and Development of The Mash House, Distillery Road, Dublin.

PROPOSED DEVELOPMENT: Retention of change of use from taxi office to pizzeria/Italian takeaway at Unit 4, Block 6, Tallaght Retail Centre, High Street, Tallaght, 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

Having regard to the pattern of development in the vicinity of the site, including the extent of similar uses in the area, and having regard to the policies and objectives of the South Dublin County Development Plan 2016-2022, which seek to prevent an excessive concentration of fast food outlets/takeaways and to facilitate the provision of the highest level and broadest range of retailing in the Core Retail Area of Tallaght Town Centre, (which policies/objectives are considered to be reasonable), it is considered that the retention of this takeaway would represent an unacceptable proliferation of takeaway uses that would be disproportionate to the overall size and character of the area, and would fail to maintain a suitable range and mix of uses for this core retail area. The development for which retention is sought 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.