# An Bord Pleanála



#### PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

# **Dublin City**

Planning Register Reference Number: 3047/16

An Bord Pleanála Reference Number: PL 29N.247136

**APPEAL** by Paul Dactu care of Brock McClure Planning and Development Consultants of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 28<sup>th</sup> day of July, 2016 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Change of use of the ground floor unit from retail to café/takeaway including alterations of the shop front together with new signage at Unit 7, Edenmore Avenue, Edenmore Shopping Centre, Raheny, Dublin.

## **DECISION**

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 2 and the reasons therefor.

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### **REASONS AND CONSIDERATIONS**

Having regard to the provisions of the Dublin City Development Plan 2016-2022 and to the nature and scale of the proposed development, it is considered that the proposed development would not adversely affect the residential amenities of the area, would integrate well with other properties in the vicinity and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

#### 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.

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

Dated this day of 2016.

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