

Board Order PL 06S.248724

Planning and Development Acts 2000 to 2017 Planning Authority: South Dublin County Council Planning Register Reference Number: SD17A/0107

Appeal by Guo Heng care of AKM Design of Unit 4, Orchard Business Centre, 2009 Orchard Avenue, Citywest Business Campus, Dublin against the decision made on the 25th day of May, 2017 by South Dublin County Council to refuse permission.

Proposed Development: Change of use of existing tanning salon to Thai Take Away, with two number offices and storage on the first floor and associated refurbishment works within the curtilage of a protected structure (RPS 105) at Unit 4, Ballyowen Castle Shopping Centre, Lucan, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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 number of similar takeaway/fast food outlets within the local centre, and notwithstanding the zoning objective affecting the subject site, it is considered that the proposed development would result in an unacceptable proliferation of takeaway/fast food outlets and would fail to maintain a suitable mix of retail uses and other uses in the shopping centre. The proposed development would materially contravene Policy R10 Objective 1 of the South Dublin County Development Plan 2016-2022, 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	2017
Dated this	uay or	2017