



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4168/17

APPEAL by Catherine Byrne of 30 Bulfin Road, Inchicore, Dublin and by others against the decision made on the 5th day of July, 2018 by Dublin City Council to grant subject to conditions a permission to Wu Chen care of Peter Kavanagh of Coliemore House, Coliemore Road, Dalkey, County Dublin.

Proposed Development: Change of use of premises within a ground floor unit of circa 90 square metres from a café restaurant and deli to a fast food take-away outlet, all at 47A and B, Bulfin Road, Inchicore, 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 Z3 Neighbourhood Centre zoning for the site and the policies of the planning authority as set out in the Dublin City Development Plan, 2016-2022, it is considered that the proposed development would result in an excessive concentration of takeaway uses within this parade of units, resulting in a limited range of services, contrary to the Z3 zoning objective “to provide for and improve neighbourhood facilities” set out in the Plan. Furthermore, the excessive concentration of takeaways in this location would seriously injure the residential amenities of the area by reason of noise and disturbance and the lack of sufficient storage space for refuse and recycling would seriously injure the amenities of the surrounding area by reason of odour and nuisance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.