



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3890/19

APPEAL by Colm Wu care of CPD Architecture of The Mall, Main Street, Lucan Village, County Dublin against the decision made on the 24th day of October, 2019 by Dublin City Council to refuse permission.

Proposed Development: Change of use from retail use to one number 91.4 square metres restaurant use (with ancillary takeaway) at ground floor level and associated new ventilation extract grill to the front of the building. All at Block K, The River Centre, Rathborne Place, 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 nature of the River Centre as a local centre, the narrow road network, parking arrangements and the predominantly residential nature of the area, it is considered that the proposed use as a takeaway food outlet would seriously injure the residential amenity of property in the vicinity, by reason of late-night activity, noise and general disturbance associated with such use, and would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the zoning objective and the policy for takeaway uses as set out in the current Dublin City Development Plan and would not be in accordance with the proper planning and sustainable development of the area.

Michelle Fagan

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

Dated this day of 2020.