



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1913/24

APPEAL by Kian McGuigan care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 17th day of September, 2024 by Dublin City Council to refuse permission.

Proposed Development: The development consists of internal alterations to the ground floor of the existing premises including the provision of toilets, a cash dispensing counter and the creation of a storage area and for the change of use of the ground floor, with an internal area of 93.3 square metres, from a vacant retail premises to an amusement centre containing a mix of Amusement-With-Prize ('AWP') and Amusement-Only ('AO') machines, totalling 29 machines at 394 South Circular Road, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Notwithstanding the fact that the proposed use would generally be acceptable in areas zoned Objective Z4 (Key Urban Villages/Urban Villages) in the Dublin City Development Plan 2022-2028, Policy CCUV14 (Adult Shops, Betting Shops and Gaming Arcades) of the development plan includes a presumption against the development of gaming or other amusement machines in close proximity to residential areas and places of worship, as is the case in this instance. Having regard to the proximity of the subject site to existing residential property and places of worship and given the established residential character of the surrounding area, it is considered that, in the absence of sufficient justification, the provision of an amusement centre at this location would be contrary to Policy CCUV14 of the development plan and would, by itself and by the precedent it would set for other similar development in the vicinity, be contrary to the proper planning and sustainable development of the area.



Liam McGree

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 18TH day of MARCH 2025.