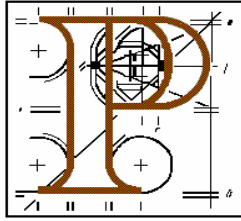


An Bord Pleanála



## Board Direction

---

**Ref:29N241817**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/07/2013.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

### Reasons and Considerations

The site in question straddles two different land use zonings one of which is a residential conservation area part of which is currently used as a builders yard. Notwithstanding that retail use in a residential conservation area would constitute a non-conforming use, it is considered that the change of use from a builders yard to retail would represent a planning gain and would be in accordance with Policy 15.8 of the Dublin City development Plan 2011-2017. Therefore it is considered that the proposed development would not seriously injure the amenities of the area and would be acceptable in terms of design within the Z2 zoning objective and would therefore not prejudice the proper planning and sustainable development of the area,

### Conditions

As per Inspector, but please add Arch A condition.

Board Member: \_\_\_\_\_ Date:15/07/2013.

Robert Ryan