

An Bord Pleanála



Board Direction

Ref: **PL29N.246058**

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 12th 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to the location of the proposed part off-licence on a Category 2 city centre shopping street and within the O'Connell Street & Environs Architectural Conservation Area, together with the number of similar off-licence/ part off-licence uses within 1km and to the evidence of anti-social activity in the immediate vicinity of the site, it is considered that the proposal would be contrary to the Dublin City Development Plan Policy RD10 which seeks *"to prohibit the further expansion of off-licences or part off-licences except in areas where a compelling case can be made..."*. The proposal would have an overall negative impact on the environment and civic character of the O'Connell Street & Environs Architectural Conservation Area and the central shopping area, and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 12.04.16
Paul Hyde