



## Board Direction

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**Ref: 29N.246416**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29<sup>th</sup>, July 2016.

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

### REASONS AND CONSIDERATIONS

The appeal site is zoned "Z1" where the objective is "*to protect, provide and improve residential amenities*". Having regard to the zoning of the site where offices are not listed as being "*permissible*" or "*open for consideration*" under this zoning category, and to the location of the site between a district and neighbourhood centre where such a use is permissible/ open for consideration, it is considered that the proposed change of use would be contrary to the zoning objective and would undermine the nearby mixed use centres. The proposed development would, therefore, set an undesirable precedent for similar development and would be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 3<sup>rd</sup>, August 2016  
Paddy Keogh