



## Board Direction

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**Ref: 15.246686**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22<sup>nd</sup>, September 2016.

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

### **Reasons and Considerations/ Reasons**

Having regard to the zoning objective for the town centre retail area and to Policy TC2 of the Dundalk and Environs Development Plan 2009-2015 (as extended) which seeks "to resist the conversion of ground floors of retail premises to non-retail uses in the town centre retail zone", it is considered that the proposed change of use would lead to a significantly reduced retail floor area at ground floor area. Accordingly, the proposed development would conflict with and be contrary to this Development Plan Policy relative to town centre retail and set an undesirable precedent for such development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 22<sup>nd</sup>, September 2016  
Paddy Keogh