



An
Bord
Pleanála

Board Direction

PL29S.246925

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 2nd 2016.

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

Reasons and Considerations

The site is located on an important retail street within the Liberties and in an area covered by the provisions of the Liberties Local Area Plan, which includes an objective to encourage the intensification of shopping on Meath Street. It is considered that the proposed development, by reason of its nature and location adjoining the Liberties Market, and by reason of its relatively large retail floorplate relative to nearby shop units, would result in the significant diminution of retail floorspace within this area which would have a detrimental impact on the existing levels of retailing activity on Meath Street, contrary to the objective of the Local Area Plan. Furthermore, when taken in conjunction with other similar type non-retail uses in the area (including an established casino and three betting offices), it is considered that the proposed development would result in an excessive concentration of similar uses on the street which would detract from the viability and vitality of the street for active retail uses, and would conflict with the provisions of the Dublin City Development Plan 2016 – 2022, where it is an objective (16.26) to prevent an excessive concentration of amusement centres. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 3rd November 2016
Philip Jones