



Board Direction

Ref: PL.29S.247515

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th May 2017.

The Board decided by a margin of 2:1 to refuse permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

1. Further to confirmation of the use of the ground floor commercial unit as offices in the S132 notice response received by the Board on 27th March 2017, the Board considered that this use would contravene the Z1 zoning of the site which does not permit this use.
2. The Board considered that the proposed development of three stories immediately adjoining single storey residences would have an overbearing impact on residences to the south and would therefore be seriously injurious to the residential amenities of these properties.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed office use would contravene the recently adopted zoning for the area and that the proposal would have a detrimental impact on nearby residences.

Board Member: _____
Michael Leahy

Date: 11th May 2017