



An
Bord
Pleanála

Board Direction
PL06F.248180

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

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

Reasons and Considerations

The subject site is zoned for retail warehousing where the land use zoning seeks to provide for retail warehousing development and where restaurant/café use is only permitted where such a use is contained within and ancillary to, a retail warehouse unit. The coffee shop by reason of its physical separation, lack of sufficient connectivity, separate opening hours, independent external signage and direct access onto the public domain cannot be considered to comply with the foregoing requirements and as such would materially contravene the land use objective of the site. The development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date:

Eugene Nixon