



An  
Bord  
Pleanála

**Board Direction**  
**PL29N.248257**

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 31<sup>st</sup> 2017.

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

### **Reasons and Considerations**

1. Having regard to the Z6 zoning objective for the site in the Dublin City Development Plan 2016 - 2022, the objective of which is 'to provide for the creation and protection of enterprise and facilitate opportunities for employment creation', it is considered that the proposed development, which would involve the conversion of permitted enterprise units into residential use, would result in the loss of employment floorspace and an unacceptably high proportion of residential use on the overall site, and which would no longer be subsidiary to the employment uses on the site, and would lead to a further erosion of the employment floorspace within the Z6 area. The proposed change of use would conflict with the zoning objective in the development plan, which is considered to be reasonable, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the layout and design of the proposed apartments, with bedroom windows looking directly onto an internal courtyard car park and service area, partly in shadow, and with private open space consisting solely of narrow areas of a former laneway surrounded by high walls or

fencing/railings, would constitute a substandard form of development, and by reason of poor levels of natural light, security and privacy, inadequate open space amenities, and with potential for undue impact from noise, would seriously injure the residential amenities of future occupants of the apartments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 31<sup>st</sup> July 2017

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Philip Jones