



An  
Bord  
Pleanála

**Board Direction**  
**PL.29N.248924**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15<sup>th</sup> December 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 land use zoning objective Z2 'Residential Neighbourhoods (Conservation Areas)' 'to protect and/or improve the amenities of residential conservation areas', applies to the site under the Dublin City Development Plan 2016-2022. The proposed change of use of the site from residential to office use is neither permitted in principle nor open for consideration within the said land use zone. Furthermore, having regard to the nature of the proposed development, which proposes to introduce an office use into a residential conservation area, it is considered that the proposed development would introduce an unsuitable use into the area, would be detrimental to the character of the area and would set an undesirable precedent for further similar development in this sensitive setting. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to provisions of the Dublin City Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 27<sup>th</sup> December 2017

---

John Connolly