



An  
Bord  
Pleanála

**Board Direction**  
**BD-000907-18**  
**ABP-300937-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/08/2018.

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 zoning objective for the town centre retail area and to Policy TC2, as set out in the Dundalk and Environs Development Plan 2009-2015 (as extended), which seeks "to resist the conversion of ground floors of retail premises to non-retail uses in the town centre retail zone", it is considered that the proposed change of use would lead to a loss of retail floor area at ground floor level. Accordingly, the proposed development would be contrary to this Development Plan Policy relative to town centre retail, would set an undesirable precedent for such development and would seriously injure the amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 10/08/2018

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Maria FitzGerald