



An
Bord
Pleanála

Board Direction
BD-000551-18
ABP-300949-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/06/2018.

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

Reasons and Considerations

1 The scale of the proposed change of use from retail to restaurant use, is considered to be contrary to the zoning objective of the area which is to provide for enterprise, light enterprise and commercial uses other than those reserved to the city centre zone. The proposed development is not considered to be "retail of a type and of a scale appropriate to the function and character of the area" as required in the CI zoning objective for the area, nor is it a service retail use of a scale that would contribute to the CI zoning objective. It is considered that the proposed development would unduly interfere with the primary use of the lands for CI purposes, being of a scale that would service an area greater than immediate CI zoned lands. The proposed development, if permitted, would undermine the primary function of the Industrial / Business Park and would not be in keeping with the proper planning and sustainable development of the area.

Board Member

Date: 22/06/2018

Stephen Bohan