



An  
Bord  
Pleanála

**Board Direction**  
**BD-001049-18**  
**ABP-301263-18**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/09/2018.

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

### **Reasons and Considerations**

The proposed retention and permission of the change of use to gourmet salad bar/delicatessen for the sale of gourmet fresh salads, sandwiches and soups, would result in a loss of a ground floor retail unit and presence on Grafton Street, a Category 1 shopping street, where the Development Plan policy is to protect the primary retail function of these streets as the principal shopping streets in the retail core with an emphasis on higher order comparison retail and a rich mix of uses. The proposal therefore would seriously injure the amenities of the area; detract from the retail character; result in an undesirable precedent for future non-retail development on this street and, therefore, would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 04/09/2018

---

Stephen Bohan