



An
Bord
Pleanála

Board Direction
BD-001312-18
ABP-301336-18

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

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 development for a change of use from retail to bakery and coffee shop on a street located in the City Centre Retail Core and designated as a Category 1 Shopping Street would be contrary to the primary objective of this designation which is to strengthen the retail character of the principal shopping streets and to provide an appropriate mix of complementary uses. It would result in a disproportionate number of complementary uses at this location and would undermine the retail strategy for the city centre as set out in Appendix 3 of the Dublin City Development Plan 2016-2022 and the Scheme of Special Planning Control for O'Connell Street and Environs, 2016. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 10/10/2018

Terry Ó Niadh