



An
Bord
Pleanála

Board Direction
BD-001817-18
ABP-302020-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/11/2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the residential zoning objective of the site which is Z1 with a stated objective to protect, provide and improve residential amenities whereby office accommodation is a non-conforming use, it is considered that the proposal to demolish the existing office building and to rebuild a development whereby office accommodation is the predominant use would be contrary to the zoning objective of the site and would set a precedent for other non-conforming uses in the area and as such is considered to be seriously injurious to the amenities of the property in the vicinity and as such is considered contrary to the Dublin City Development Plan 2017-2022. The proposed development would, therefore, contravene materially the development objective as set out in the development plan and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the planning authority that given the scale of the demolition and quantum of redevelopment and that the proposal for provision of office space is a non-conforming use, the Board considered that the proposed development would, therefore, be a material contravention of the zoning objective of the development plan.

Board Member

Date: 30/11/2018

Michelle Fagan