



An
Bord
Pleanála

Board Direction
BD-002153-19
ABP-302155-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 18th 2019.

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 location of the site within an area zoned Z6 in the Dublin City Development Plan 2016 – 2022, where the objective is to provide for the creation and protection of enterprise and facilitate opportunities for employment, it is considered that the proportion and quantum of residential development proposed as part of the mixed used development envisaged in this application would not be sufficiently subsidiary to employment generation uses and would therefore contravene materially a development objective indicated in the development plan for the zoning of land for the use solely or primarily of particular areas for the purpose of employment/enterprise, and would conflict with the objective to develop the area as an employment centre in accordance with the strategic direction set down in section 14.8.6 of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. By reason of the close proximity of the development to adjoining third party sites, and notwithstanding the minor amendment to this proximity as submitted with the appeal, it is considered that the proposed development

would unduly diminish neighbouring development potential and thus the consolidated and comprehensive development of the area. The proposed development would, therefore, be contrary to the land use zoning objective for the site and adjoining area, and would be contrary to the proper planning and sustainable development of the area.

3. It is considered that the outlook for those apartments which overlook the surrounding dated industrial landscape would seriously injure the residential amenity of future occupants of such apartment units. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18th January 2019

Philip Jones