



An
Bord
Pleanála

Board Direction
BD-001673-18
ABP-302218-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/11/2018.

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

Reasons and Considerations

The appeal site is located in an area zoned "Z1" in the Dublin City Development Plan 2016-2022, where the objective is "*to protect and improve residential amenities*". This objective is considered reasonable. Off-licences and part off-licence are not listed as permissible uses under this zoning objective and are thus deemed in the Development Plan to be not permissible in principle in Z1 zones. The proposed development would, therefore, contravene materially a development objective indicated in the Development Plan for the zoning of land and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 16/11/2018

Dave Walsh