



An  
Bord  
Pleanála

**Board Direction**  
**BD-002490-19**  
**ABP-302419-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/03/2019.

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

### **Reasons and Considerations**

1. The site of the proposed car showrooms is zoned E (Employment) in the Newtownmountkennedy Local Area Plan, 2008 – 2018, where the objective is 'to provide for economic development, enterprise, industry, distribution, warehousing and employment'. In this land-use zoning objective 'motor sales' is not normally permitted and will only be permitted in special cases in scenarios where the use would not conflict with the general objective of the zone. The proposed motor sales development would prejudice the development of the appeal site for employment uses and therefore would contravene Zoning Objective 'E' of the Newtownmountkennedy Local Area Plan, 2008 – 2018, and would be contrary to the proper planning and sustainable development of the area.
2. The site is located within an area designated Action Area 4 in accordance with the provisions of the Newtownmountkennedy Local Area Plan, 2008 – 2018. It is considered that the proposed development would be contrary to the overall vision for this action area which is designated for comprehensive and high quality designed development, as the proposed development would result in the creation of a standalone, haphazard and piecemeal development which would fail to integrate with existing and future developments on the site and which would compromise the

sustainable and co-ordinated development of the site and which would be injurious to the visual amenity of the site. It is considered that the proposed development would set an undesirable development for other such development and therefore would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 04/03/2019

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Paul Hyde