



An  
Bord  
Pleanála

**Board Direction**  
**BD-002508-19**  
**ABP-302911-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/03/2019.

The Board decided to refuse permission 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 or uses that are open for consideration under this zoning objective. Such uses not listed under these categories are deemed in the Development Plan to be not permissible in principle in Z1 zones. The proposed development would, therefore, contravene materially an objective of the Development Plan and would 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 was not satisfied that Section 37(2)(b)(iv) was applicable this instance having regard to the recent planning history and the Objectives of the current Development Plan.

**Board Member**

**Date:** 06/03/2019

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Paul Hyde