



An
Bord
Pleanála

Board Direction
BD-002573-19
ABP-302912-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/03/2019.

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

Reasons and Considerations

Having regard to the nature of the development, in particular the extent of the car showroom use (which is open for consideration only within the statutory zoning objective for the site) and the portion of the overall site at surface level proposed to accommodate the parking of cars associated with this use, including the provision of surface parking along a significant portion of the site frontage to Deansgrange Road, it is considered that the proposed development would not be consistent with Section 2.5.2 of the Deansgrange Local Area Plan 2010-2020, (redefine the building line parallel to Deansgrange Road to create a stronger street edge; incorporate a strong tree line along Deansgrange Road), and would fail to strengthen and improve the function of Deansgrange as a neighbourhood centre. The development in its current form would constitute the underutilisation of a prominent site which is identified as a significant redevelopment opportunity site in the Deansgrange Local Area Plan 2010-2020. It is considered that the proposed development would therefore materially contravene objective RT2 of the Deansgrange Local Area Plan 2010-2020 (seek a high-quality mixed-use

development at the subject site) and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 13/03/2019

Chris McGarry