



An  
Bord  
Pleanála

**Board Direction**  
**BD-003832-19**  
**ABP-303580-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 8/20/2019.

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 provisions of the Z1 Zoning Objective for the area, and to Section 14.6 'Non-Conforming Uses' in the the Dublin City Development Plan 2016-2022, office development is neither a 'permissible' use, or an 'open for consideration' use under the zoning objective for the area. Furthermore, having regard to the proposal to demolish the existing structure and build a new office building, the proposed development cannot be considered as an extension to, or improvement of the existing premises on site accommodating the 'non-conforming' office use, as provided for at Section 14.6 of the Development Plan.

The proposed development would therefore contravene materially a development objective in the Development Plan for the zoning of land and would, as such, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 21/08/2019

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Terry Prendergast