



An
Bord
Pleanála

Board Direction
BD-004503-19
ABP-305092-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/11/2019.

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 is located in an area zoned objective (RE) Residential Existing, to protect and enhance the amenity of developed residential communities, in the current development plan for the area. It is considered that the development for which retention permission is sought, would materially contravene this zoning objective, as it would conflict with the primary use zoning objectives set out for zoning objective RE. The development for which retention permission is sought would, therefore, be contrary to the proper planning and sustainable development of the area. In this regard, the Board pursuant to the provisions of section 37 (2)(b) of the Planning and Development Act, 2000, as amended, is precluded from the granting of planning permission in this instance, as none of the provisions of section 37 (2)(b) (i), (ii), (iii) or (iv) of the said Act applies in this case.

2. The development for which retention permission is sought, would result in the intensification of commercial activity on this site, would give rise to noise and disturbance impacts on adjoining residential properties, would fail to accord with the land use zoning objectives of the current development plan for the area, which are to protect and enhance residential amenities and would seriously injure the residential amenities of property in the vicinity. The development for which retention permission is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 13/11/2019

Chris McGarry