



An
Bord
Pleanála

Board Direction
BD-005563-20
ABP-306168-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/04/2020.

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

Reasons and Considerations

In coming to its decision, the Board had regard to the proposed development's location within the Z1 land use zoning (Sustainable Residential Neighbourhoods) under the Dublin City Development Plan 2016-2022 which has the objective "to protect, provide and improve residential amenities". This objective is considered reasonable. Off-licences and part off-licences are not listed as uses which are either permissible or open for consideration in Z1 zone.. The Board considered that the proposed development would, therefore, materially contravene an objective indicated in the development plan in relation to the zoning of land and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 07/04/2020

Paul Hyde