



An
Bord
Pleanála

Board Direction
BD-007982-21
ABP-309002-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/04/2021.

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 scale of the proposed office development, the material intensification of employee activity proposed in the change of use from warehouse to office use, and in the absence of sufficient high-frequency public transport serving the area, it is considered that the consequential increased demand for car parking generated by the proposed change of use would exacerbate demand within the existing restricted circulation and parking space and lead to a reduction in the viability of the fashion warehouse and showroom outlet function by reason of inadequate car parking provision on the site. The proposals would, therefore, establish an undesirable precedent for future changes of use, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23/04/2021

Dave Walsh