

An  
Bord  
Pleanála

**Board Direction**  
**BD-009188-21**  
**ABP-310609-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/10/2021.

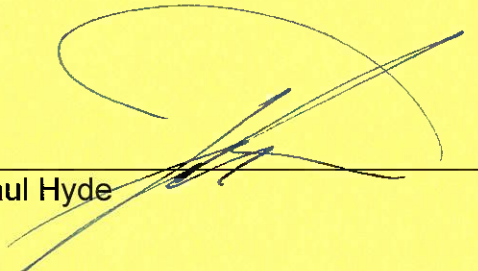
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The proposed development materially contravenes the policy considerations set out in Section 14.8.6 of the Development Plan, in particular having regard to the context of the site and its environs, which are zoned and in use as Z6 "Employment/Enterprise", the primary objective of which is "to provide for the creation and protection of enterprise and facilitate opportunities for employment creation". The policy context for the area, requires that other uses, such as residential, will be at an appropriate ratio where they are subsidiary to the main employment generating uses and shall not conflict with the primary land-use zoning objective. The proposed development fails to satisfy this policy requirement. The Board is not satisfied that the provisions of section 37(2)(b) apply, and in that context, consider that the proposed development would be contrary to the proper planning and sustainable development of the area, and to the City Development Plan vision for this wider area as a place of enterprise and employment.

2. It is considered that the proposed development would be premature pending the completion of a review of Z6 zoning objective as part of the ongoing review of the Dublin City Development Plan and that a grant of permission in this instance would set an undesirable precedent for the ad hoc and piecemeal development of Z6 'Employment / Enterprise' zoned lands that could prejudice the future regeneration of such lands in accordance with national and regional policy objectives to target significant future growth (housing and employment) into brownfield lands within the M50 corridor and along public transport corridors. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



Paul Hyde

**Date:** 04/10/2021