

An
Bord
Pleanála

Board Direction
BD-009047-21
ABP-310635-21

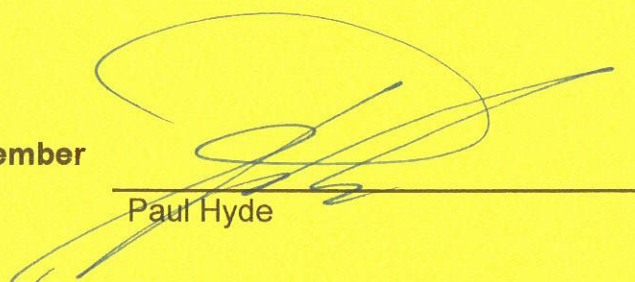
The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/09/2021.

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 location of the appeal site within the land use zoning Z1 (Sustainable Residential Neighbourhoods) under the Dublin City Development Plan 2016-2022 which has the objective "to protect, provide and improve residential amenities". Off-licences and part off-licences are not listed as uses which are either 'permissible' or 'open for consideration' in Z1 zones and are thus deemed in the City Development Plan not to be permissible in principle. The Board considered that the proposed development would, therefore, materially contravene an objective indicated in the City 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


Paul Hyde

Date: 08/09/2021