

**An
Bord
Pleanála**

**Board Direction
BD-015488-24
ABP-313376-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/02/2024.

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

Reasons and Considerations

1. It is considered that the proposed development would be premature pending the completion of the Local Statutory Plan for lands at Dublin Industrial Estate and Environs/Ballyboggan, the preparation of which is a specific objective (CS01) during the lifetime of the Dublin City Development Plan 2022-2028, 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.
2. The proposed development, by reason of its height, form, scale, proximity to boundaries, and back land location would constitute overdevelopment of the site, have a significant detrimental impact on visual amenity of the area and

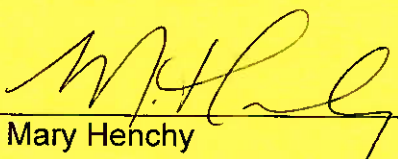
have significant implications for the successful future redevelopment of the wider industrial estate/landbank. Such redevelopment of this site would be inappropriate in the context of the surrounding industrial estate in the absence of a local statutory plan, the preparation of which is a specific objective of the Dublin City Development Plan.

3. The proposed development materially contravenes the 'Z6 - Employment/Enterprise' zoning objective and is contrary to development principles set out in Section 14.7.6 of the Dublin City Development Plan 2022-2028, in particular having regard to the residential units proposed. It is considered that the proposed development would be contrary to the proper planning and sustainable development of the area, and to the Development Plan's vision for this wider area as a place of enterprise and employment.

Note 1

The Board noted that since the adoption of the Dublin City Development Plan 2022-2028 residential is no longer open for consideration at this location. This may have warranted a request for further information but given the other substantial reasons for refusal the Board did not consider it necessary or appropriate to do so.

Board Member


Mary Henchy

Date: 20/02/2024