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**Board Direction**  
**BD-013657-23**  
**ABP-313879-22**

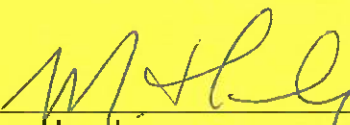
The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/09/2023.

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

#### **Reasons and Considerations**

The appeal site is located within the O'Connell Street and Environs Architectural Conservation Area, for which the "O'Connell Street and Environs Scheme of Special Planning Control 2022" is of relevance. Section 1.2 of this Scheme of Special Planning Control, relating to promotion of an appropriate mix and balance of uses, indicates that off-licence use is not permitted at ground level within the Architectural Conservation Area. When considered in conjunction with the number of similar off-licence/part off-licence uses within 1 kilometre of the appeal site, the proposal would materially contravene the specific land-use controls for ground floor uses within the Scheme area, would have an overall negative impact on the environment and civic character of the O'Connell Street and Environs Architectural Conservation Area and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Mary Henchy

**Date:** 11/09/2023