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**Board Direction**  
**BD-014319-23**  
**ABP-314051-22**

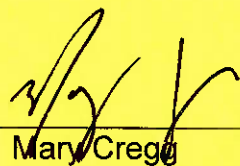
The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/10/2023.

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 site is located in a residential area with the zoning objective Z1 'Sustainable Residential Neighbourhoods' with the land use objective 'to protect, provide and improve residential amenities' under the Dublin City Development Plan 2022-2028. It is considered that the introduction of a café/restaurant would constitute an unacceptable use at this location and would result in an undue and negative impact on the residential amenities of neighbouring properties. The proposed development would be contrary to the development plan objective and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Mary Cregg

**Date:** 27/10/2023