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**Board Direction**  
**BD-017096-24**  
**ABP-315421-22**

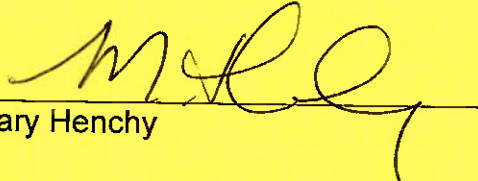
The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/07/2024.

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 zoning provisions of the Dublin City Development Plan, 2022 - 2028 for the area within which the site is located, 'Z6' – (Employment/Enterprise), and to section 14.3 of the development plan that states that there is a presumption against uses not listed under the permissible or open for consideration categories in Zone Z6 areas, and to the proposal for residential use over three floors at the northern end of the development, which is a use that is neither permissible nor open for consideration, it is considered that the proposed residential element, which has been designed specifically for residential purposes, in respect of floor to ceiling height and layout, would be contrary to the policies and objectives aimed at promoting commercial uses at this Z6 zoned location. The proposed residential element of the development would therefore materially contravene the Z6 Employment/Enterprise land use zoning objective of the Dublin City Development Plan, and to permit the development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Mary Henchy

**Date:** 25/07/2024