



An
Bord
Pleanála

Board Direction
BD-012817-23
ABP-316563-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/07/2023.

The Board decided to confirm the determination of the local authority, in accordance with the Inspector's reasons and considerations set out below.

Reasons and Considerations

The appellant requested that their site be removed from the map due to the fact that these lands were in use associated with a funeral home.

The site is within an established urban area with services available and no capacity or other reasons have been identified that would prevent the development of these lands for residential purposes. While the Board noted the information provided in relation to the premises at number 60 North Strand Road, no evidence has been provided that the use of the lands currently under consideration has the benefit of planning permission or is otherwise authorised. The lands are accessible and there is no reason why they cannot be developed in accordance with the zoning objective – Z1 that applies to this site.

Board Member

Eamonn James Kelly
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Date: 07/07/2023