



An  
Bord  
Pleanála

**Board Direction**  
**BD-013931-23**  
**ABP-317310-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/09/2023.

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

### **Reasons and Considerations**

1. The proposed development for retention is located within an area zoned NC within the Dún Laoghaire Rathdown County Development Plan 2022-2028 which seeks to protect provide for and or improve mixed use neighbourhood centre facilities. Development in such areas is subject to policy objective RET 11 of the Dún Laoghaire Rathdown County Development Plan which seeks to control the provision of non-retail uses at ground floor level in the principal shopping streets of Major Town Centres and District Centres and also within the shopping parades of mixed-use Neighbourhood Centres. This is reasonable. The introduction of a residential use within the ground floor of this parade of units within an area subject to the NC zoning objective would therefore be contrary to the provision of the Dún Laoghaire Rathdown County Development Plan 2022-2028, specifically policy objective RET11 and would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Liam Bergin

**Date:** 28/09/2023