

**An
Bord
Pleanála**

**Board Direction
BD-015800-24
ABP-317578-23**

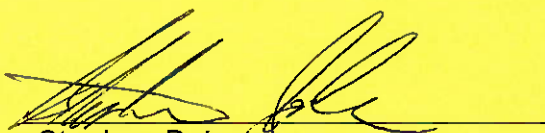
The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2024.

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 nature of the change of use proposed for retention, it is considered that the proposed development would have a negative impact on the availability of housing stock in the City, would be contrary to Section 15.14.3 of the Dublin City Development Plan 2022-2028, and the granting of permission for retention would set a precedent for similar type development contrary to the Dublin City Development Plan 2022-2028. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Stephen Bohan

Date: 11/03/2024