



An  
Bord  
Pleanála

**Board Direction**  
**BD-019591-25**  
**ABP-321677-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/04/2025.

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 applicant has not demonstrated to the satisfaction of the Board, that circumstances have changed since the Board's previous decision on planning reg. ref. 3017/22 (ABP-313166-22) such as to warrant a grant of permission in this instance. The proposed change of use is in an area identified as a Strategic Development Regeneration Area in the Dublin City Development Plan 2022 – 2028 (as varied). The Core Strategy of the Development Plan requires such Strategic Development Regeneration Areas to develop in accordance with the guiding principles set out in Chapter 13. It is considered that the proposed change of use would undermine the guiding principles by replacing a permitted "market space", that has the potential to add to the vibrancy and use mix of Newmarket by reinforcing the character of the market square and complementing the adjoining tourist and artist studios, (with a more generic convenience retail unit). In these circumstances, it would be contrary to Development Plan policy to accede to this change of use. The proposed development would,

therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Tom Rabbette

**Date:** 06/05/2025