



An
Bord
Pleanála

Board Direction
BD-019949-25
ABP-321833-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/06/2025.

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

Reasons and Considerations

The applicant has not adequately demonstrated that the proposed development is in compliance with the 'Community and Social Infrastructure -Z15' land use zoning objective "*to protect and provide for community uses and social infrastructure*" and the criteria set out under Section 14.7.14 of the Dublin City Development Plan, 2022-2028, which strictly limits residential development subject to demonstrating compliance with its provisions and subject to exceptional circumstances. In this case the applicant has not demonstrated that the proposed development is not a material contravention of the 'Z15' land use zoning objective of the development plan, and that the proposed development would be one that would protect and provide community uses and social infrastructure as part of the creation of a vibrant neighbourhood, healthy placemaking and a sustainable well-connected city as is further provided for under Section 13.17 (Strategic Development Regeneration Area 15). The proposed development is therefore considered to be contrary to the 'Z15' zoning objective and the guiding principles for the Strategic Development Regeneration Area it forms part of which include, but are not limited to, recognising the need for community uses and community social infrastructure in the Liberties area to complement the emerging development in recent decades. The Board is not satisfied that there are any exceptional circumstances demonstrated for this

development which is by its nature considered to be residential and commercially led and that any of the provisions of Section 37(2)(b)(i), (ii), (iii) or (iv) of the Planning and Development Act, 2000, as revised, apply in this case. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Eamonn James Kelly
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Date: 13/06/2025

Note

The Board noted the Inspector's assessment that the proposed development has the potential to give rise to traffic safety and hazards and while it could have sought greater clarification from the applicant around the issues in this regard, the Board decided not to pursue the matter further at this time given the substantive reasons for refusal.