

An
Bord
Pleanála

Board Direction
BD-019737-25
ABP-321849-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/05/2025.

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

Reasons and Considerations

The application site is zoned Z1 with the objective 'to protect, provide and improve residential amenities'. The conversion of a residential apartment unit at upper floor to a medical suite would contravene the zoning objective as it would detract from the residential amenity of other dwellings in this apartment development. The loss of a residential apartment at upper floor level for a medical suite use, would by itself and by the precedent it would set for other development, seriously injure the amenities of property in the vicinity and would be contrary to the provisions of the Dublin City Development Plan 2022 – 2028. The proposal would, therefore, be contrary to the proper planning and sustainable development of the area.

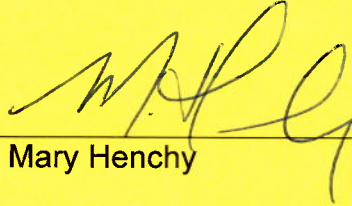
Note:

The Board considered as the apartment the subject of this change of use does not have an independent access, as is the case with the commercial uses at ground floor, the change of use of the upper floor residential unit to a medical practice would seriously undermine the residential amenity for residents of other residential units in

this scheme. The Board did not concur with the Inspector that the concierge service in itself adequately addressed the impact on residential amenity.

The Board considered policy QHSNR is more applicable to bringing vacant spaces over commercial premises into residential use, e.g. living city initiative. In this case the zoning objective itself, 'to protect, provide and improve residential amenities', is the pertinent consideration.

Board Member



Mary Henchy

Date: 21/05/2025