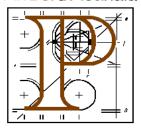
## An Bord Pleanála



## **Board Direction**

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Ref: RL06D.RL3464

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29<sup>th</sup> June 2016.

The Board generally approved of the terms of the attached draft order, subject to the amendments shown in manuscript.

The Board decided that: (i) the retail use at ground floor level was not development; (ii) the provision of an emergency exit at ground floor level was development but was exempted development and (iii) the use of a part of the ground floor as a coffee shop does not constitute use as a "shop" and is development and is not exempted development.

Board Member:		Date: 29 <sup>th</sup> June 2016
	G.J. Dennison	