

An  
Bord  
Pleanála

**Board Direction**  
**BD-012008-23**  
**ABP-312577-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/04/2023.

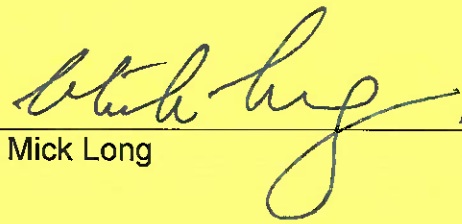
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. It is the policy of the planning authority as set out in section 14.6 of the Dublin City Development Plan 2022-2028 to ensure that, when considering development proposals in contiguous transitional zonal areas, it is necessary to avoid developments that would be detrimental to the amenities of the more environmentally sensitive zones. Having regard to the proximity of the proposed outdoor drinking/eating area to residential properties, and the intensification of the use of this space which would arise on foot of its enclosure, the Board is not satisfied based on the evidence submitted with the planning application and appeal, that this space, would not seriously injure the residential amenities of properties in the vicinity by reason of noise impacts. The proposed development would, therefore, be contrary to the provisions of the development plan and to the proper planning and sustainable development of the area.
2. Having regard to the established pattern of development to the east of this site which is primarily residential properties, and the increase in footprint of the public house into the rear garden on an existing residential property at number 145 Drimnagh Road, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for the existing

residents in the house, and would result in overdevelopment of the site by reason of the inadequate provision of quality private open space. The proposed development would, therefore, be contrary to the provisions of the development plan and to the proper planning and sustainable development of the area.

Board Member



Mick Long

Date: 04/04/2023