

An  
Bord  
Pleanála

**Board Direction**  
**BD-013215-23**  
**ABP-313305-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/08/2023.

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

### **Reasons and Considerations**

Having regard to the location of the proposed development in an area zoned 'NC', neighbourhood centre, with the objective "to protect, provide for and/or improve mixed use neighbourhood centre facilities" in the Dun Laoghaire Rathdown County Development Plan-2022 - 2028, the modest nature of the proposed change of use of an existing car parking area to outdoor seating and subject to the conditions set out below it is considered that the proposed development would not endanger public safety by reason of traffic hazard or seriously injure the visual or residential amenity of the area and would accord with the zoning objective set out in the current County Development Plan and with the proper planning and sustainable development of the area. The Board noted the five-year limit proposed by the planning authority but considered it would have limited value and was not warranted in this instance, given the modest scale of the proposed development.

**Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Provision shall be made for a deliveries/loading bay on Beaumont Avenue. Prior to commencement of the use permitted by this grant of permission details of the bay dimensions and road markings shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** To ensure a satisfactory layout for commercial vehicles in the interest of traffic safety.

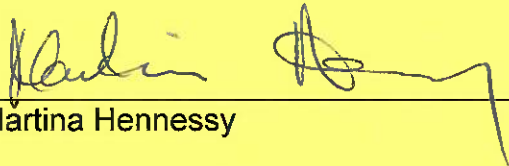
3. No music or amplified sound shall be audible outside the premises in such a manner as to cause nuisance to the occupants of nearby property.

**Reason:** In the interest of amenity

4. The hours of operation of the outdoor seating area shall be between 1200 hours and 2300 hours Monday to Friday and between 1200 hours and 2200 hours on Saturday and Sunday,

**Reason:** In the interest of the residential amenities of property in the vicinity.

**Board Member**

  
Martina Hennessy

**Date:** 11/08/2023