

An
Bord
Pleanála

Board Direction
BD-013327-23
ABP-313309-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/08/2023.

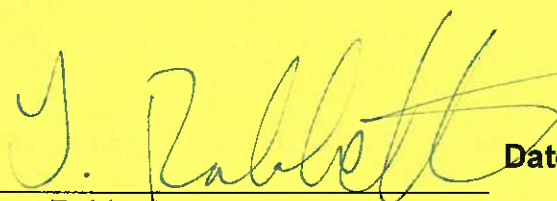
The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the site's location abutting, and in close proximity to, residential development with the land-use zoning objective 'Z1 – to protect, provide and improve residential amenities', and also having regard to the provisions of section 14.6 'Transitional Zone Areas' of the Dublin City Development Plan 2022-2028, the Board considered that the structures for which retention permission is sought, would facilitate the significant intensification of the public house use at this location, which would adversely impact on the residential amenities of neighbouring properties by reason of noise generated. The proposed development would, therefore, be contrary to the said section 14.6 and conflict with the Z1 zoning objective of the statutory plan for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the retention of the structures would facilitate the significant intensification of use at this location and the Board was not satisfied that the noise generated could be adequately addressed by way of conditions. The development, if granted, would adversely impact on the established residential amenities of the area by reason of noise generated.

Board Member

A handwritten signature in black ink, appearing to read 'T. Rabbette', written over a horizontal line.

Tom Rabbette

Date: 21/08/2023