

An  
Bord  
Pleanála

**Board Direction**  
**BD-014606-23**  
**ABP-314525-22**

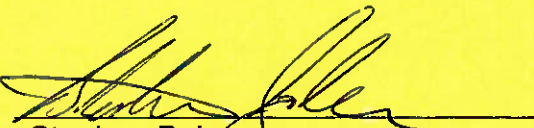
The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/10/2023.

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

#### **Reasons and Considerations**

The proposed development by virtue of providing an enclosed seating area within an existing outdoor smoking / garden area to the rear of the existing licensed premises adjacent to existing established residential development, would give rise to an intensification of use of this area which has the potential, if permitted, to give rise to unacceptable noise impacts. The proposed development by virtue of its location directly adjacent to established residential developments would therefore seriously injure the amenities and depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Stephen Bohan

**Date:** 17/11/2023