

An
Bord
Pleanála

Board Direction
BD-015055-24
ABP-315391-22

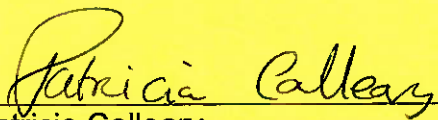
The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2024.

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

Reasons and Considerations

1. The covered outdoor seating area and outdoor bar proposed to be retained, located in a 'transitional zone', backland and constrained car park area to the rear of the existing public house are in unacceptably close proximity to the rear gardens of established residential suburban development, and as a result would have an unacceptable negative impact on the residential amenities of those dwellings through nuisance, noise and general disturbance. The proposed retention of this development would therefore cause serious injury to the residential amenities of properties in the vicinity, would set an undesirable precedent for similar such development and would be contrary Section 14.6 Transitional Zone Areas and to Section 9.5.8 Noise Pollution of the City Development Plan 2022 - 2028 and to the proper planning and sustainable development of the area

Board Member


Patricia Calleary.

Date: 15/01/2024