



An
Bord
Pleanála

Board Direction
BD-015077-24
ABP-315517-23

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 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 scale and nature of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be compatible with the Dublin City Development Plan 2022-2028 Z1 Zoning and would not seriously injure the residential amenity of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

Conditions

1. The proposed 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The hours of operation shall be as follows:

- Sunday, Monday and Tuesday 9am to 5.30pm.
- Wednesday to Saturday 9am to 10.30pm, with the outdoor terrace to the front closed at 8pm.

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

Board Member

Eamonn James Kelly

Date: 17/01/2024

Eamonn James Kelly