

An
Bord
Pleanála

Board Direction
BD-017953-24
ABP-317894-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/10/2024.


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

Reasons and Considerations

1. On the basis of the submissions made in connection with the planning application and appeal, it appears to the Board that the proposed development relates to a site, part of the use of which is unauthorised as a public house, and that the proposed development would facilitate the consolidation and intensification of this unauthorised use. Accordingly, it is considered that it would be inappropriate for the Board to consider granting retention permission for the proposed development in such circumstances.
2. It is considered that the proposed development, comprising the provision of a roof over an area to the rear of the public house, would facilitate an intensification in the use of this area, and noting the design of this area and its proximity to adjacent residences, the proposed development would give rise to excessive noise that is likely to cause significant nuisance to residences in the vicinity, and therefore, seriously injure the amenities of the area and of property

in the vicinity. The proposal would be contrary to the proper planning and sustainable development of the area.

Board Member


Liam Bergin

Date: 23/10/2024