

An
Bord
Pleanála

Board Direction
BD-016882-24
ABP-318201-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/07/2024.

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

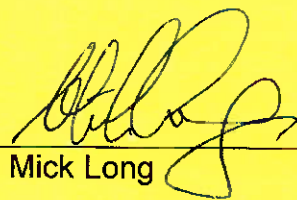
Reasons and Considerations

1. Having regard to the provisions of Section 254 of the Planning and Development Act, 2000, as amended, and the location of the subject premises within the 'Z4' Key Urban Village zoning, and to the nature and extent of the proposed development, it is considered that the proposed development would obstruct the public footpath and force pedestrians onto the public road, thereby causing a potential conflict between pedestrians and vehicular traffic at a heavily traffic corner location at the junction of Camden Street Lower and Pleasant Street. The Board is not satisfied, therefore, that the proposed placement of street furniture and associated structures at this location would not endanger pedestrian safety as well as interfere with the free movements of users of the public domain in the vicinity of the site.
2. Having regard to the size and scale of the area for the proposed development the Board is not satisfied that the proposed development would not diminish the amenities of residential properties in its vicinity by way of nuisances and disturbance.

3. The proposed development would result in a reduced loading bay provision for local business and an adverse privatisation of the public domain to the detriment of its users including those who require kerbside loading bay in the vicinity of Camden Street Lower and Pleasant Street.

For these reasons it is considered that the proposed development would not accord with the adjoining 'Z4' land use zoning, Sections 4.5.6, Section 7.5.8, Section 15.17.4, Policies CCUV32, CCUV38, CCUV43 and CCUV44 of the Dublin City Development Plan, 2022-2028, which together seek to provide high quality accessible public realm alongside protect the character of this key urban village and sensitive to change setting whilst at the same time preventing any obstruction or undue clutter of footpaths and paved areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Mick Long

Date: 01/07/2024