



An  
Bord  
Pleanála

**Board Direction**  
**BD-016676-24**  
**ABP-318296-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

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

#### **Reasons and Considerations**

Having regard to the Z1 zoning objective for the site 'to protect, provide and improve residential amenities' and Section 15.14.7.2 (Restaurants/ Cafes) and Section 15.17.4 (Outdoor Seating and Street Furniture) of the Dublin City Development Plan 2022-2028, and to the location of the site within an established residential area, the established character of the area, the design and layout of the proposed development, it is considered that the proposed development would be out of character in comparison with the prevailing architectural context, would appear visually incongruous on the streetscape, and would serve to negatively impact established visual and residential amenities in the area. The proposed development would, therefore, by itself and by reason of the undesirable precedent it would set for similar development, be contrary to the proper planning and sustainable development of the area.

**Board Member**

*Patricia Calley*

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**Date:** 18/06/2024