

An  
Bord  
Pleanála

**Board Direction**  
**BD-016665-24**  
**ABP-318737-23**

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 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**

The site comprises part of an established public house use in an area zoned for residential development in the Dublin City Development Plan 2022-2028 where such uses are open for consideration. Having regard to the nature of the use of the area associated with an established public house use, and its modest scale, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential amenity of residential property in the area, or otherwise detract from the visual amenity of the area, would be in accordance with the provisions of the Dublin City Development Plan 2022-2028, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained 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 and the development shall be retained in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Within three months of the date of this order the developer shall:

(a) Remove the two cut-out signage boards on the Malpas Street facade of the premises.

(b) Set back the canopy within the boundary line of the developer's property.

**Reason:** In the interest of visual amenity.

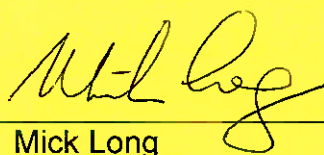
3. No music or amplified sound shall be audible outside the premises in such a manner as to cause nuisance to the occupants of nearby property.

**Reason:** In the interest of residential amenity.

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

Board Member

  
Mick Long

Date: 18/06/2024