

**Board Direction**  
**BD-019790-25**  
**ABP-321767-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/05/2025.

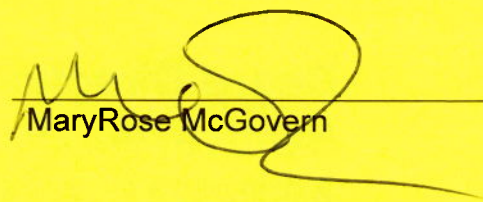
The Board decided to refuse permission for the following reasons and considerations.

**Reasons and Considerations**

Having regard to the planning history of this site, it is considered that the open arrangement of the development proposed to be retained, lacks visual coherence and it would be contrary to the protection of the visual amenities of the area, as envisaged by the conditions of the permission granted under planning register reference number 12/311 (An Bord Pleanála appeal reference number PL 61.242214). The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant retention permission, the Board noted the observation of the planning authority that the tables and chairs in place are not of high specification and are not of the type referenced in a compliance submission submitted to the planning authority, dated 29 April 2014. The Board was not satisfied that the development proposed to be retained, would not conflict with other planning conditions which continue to be appropriate in this prominent location.

**Board Member**



MaryRose McGovern

**Date:** 27/05/2025