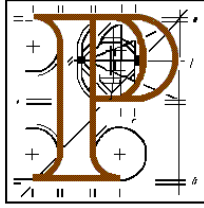


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 2001/15**

An Bord Pleanála Reference Number: PL 29S.245491

**APPEAL** by Crown Alley Cocktail Club Limited care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 19<sup>th</sup> day of August, 2015 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** Development consisting of a new amenity roof terrace/smoking area, part-covered with a glazed roof, the removal of an existing roof opening, and the extension, to roof level, of two number stairs to provide access and fire escape at VCC, 15-16 Crown Alley, Dublin.

## **DECISION**

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

Notwithstanding the city centre location of the site and the 'Z5' zoning objective for the area in the Dublin City Development Plan 2011–2017 which seeks to 'consolidate and facilitate the development of the central area and identify, reinforce and strengthen its civic design, character and dignity', the Board considered that having regard to its rooftop location and close proximity to upper floor residential development in the immediate vicinity, the proposed development would seriously injure the residential amenities of dwellings in the vicinity, of the site by reason of noise and general disturbance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2016.**