



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4141/17

APPEAL by Max de Laloubie care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 18th day of December, 2017 by Dublin City Council to grant subject to conditions a permission to Farmer Browns Eatery Limited of 25a Bath Avenue, Dublin.

Proposed Development Change of use from butcher shop/retail to café/restaurant with proposed new opening hours of Monday to Sunday 10am to 9pm at ground floor of 25a Bath Avenue, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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

Having regard to the Planning and Development Regulations 2001, as amended, and the deficiencies in the public notices and application documentation/drawings, which do not meet the standard required by the regulations, it is considered that it would be contrary to the principles of proper planning and sustainable development to consider a grant of permission in these circumstances.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the current use of the site does not have the benefit of planning permission and that the inadequate description of the nature and extent of the development in the public notices and application documentation/drawings, constitutes reasonable grounds for refusing permission. These matters may be addressed by way of a new application.

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

Dated this day of 2018.