



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/0159

APPEAL by Darjan Limited care of GDavenport Architecture and Design of Mooretown, Ratoath, County Meath against the decision made on the 28th day of June, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Permission for the placing of an external seating area and planters in the car park at ground level for a temporary period of three years on the northern side of The Bottle Tower licensed premises at the junction of Beaumont Avenue and Churchtown Road Upper, Dublin, as amended by the revised public notices received by the planning authority on the 7th day of June, 2018.

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

1. The applicant has not demonstrated that the proposed development would allow for the adequate servicing of the premises by delivery and collection vehicles. The Board cannot therefore be satisfied that the proposed development would not lead to conditions which would be prejudicial to public safety by reason of traffic hazard on the public roads in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. In the absence of adequate attenuation measures, it is considered that the proposed development would result in adverse noise impacts to the residential amenities of adjacent residential properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.