



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 4459/19

APPEAL by Martin McCaffrey care of Groarke Architects of 9-10 Eustace Street, Temple Bar, Dublin against the decision made on the 19th day of March, 2020 by Dublin City Council to refuse permission.

Proposed Development: Change of use of the existing residential area at first floor, to a proposed commercial use, including the provision of a new stairwell inside the existing entrance to the public house. First floor to accommodate two number Meeting rooms, one number Office and associated works at Hole In The Wall Pub, 345-347 Black Horse 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

The subject site is located in an area governed by the land use zoning objective Z1 with the land use objective “to protect, provide and improve residential amenities” under the Dublin City Development Plan 2016-2022. The proposed office use is neither a permissible use nor a use which is open for consideration under the Z1 land use zoning objective. 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 2020.