



Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20A/0356

APPEAL by Carlow Brewing Company care of R W Nowlan and Associates of 37 Lower Baggot Street, Dublin against the decision made on the 10th day of July, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Change of use of a vacant industrial building into a craft beer brewing facility and development of additional internal floor space of 80 square metres at first floor level. The overall development (new and retained) totals 703 square metres and includes; craft beer brewing area, visitor area in the form of tasting area including bar/restaurant services, viewing platform, storage and laboratory area, staff room and offices, and plant room. An outdoor seating area, 10 car parking spaces and 20 bicycle storage spaces are also provided, all at Unit 26, Corrig Road, Sandyford Business Park, 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 application site is zoned for open space in the Dún Laoghaire-Rathdown County Development Plan 2016 to 2022, and the Sandyford Urban Framework Plan (appendix 15) includes objectives to facilitate the provision of a series of pocket parks/urban plazas to be used for small scale localised recreation as part of a green routes scheme. These objectives are considered reasonable. It is considered that the proposed development would frustrate the provision of a public park provided for in the Urban Framework Plan, would materially contravene the objectives for the site set out in the County Development Plan and 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 2021.