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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2590/21**

**APPEAL** by Christopher and Darren Keane care of GWA Architects of 145 Benmadigan Road, Drimnagh, Dublin against the decision made on the 17<sup>th</sup> day of December, 2021 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** Renovations, change of use and extension to bar and lounge, including demolition of existing non-original single-storey extension to the rear of number 147 Drimnagh Road. Refurbishments and extension of the existing toilets at ground floor level to accommodate a wheelchair accessible WC. Improved and extended outdoor seating area to the rear facing Hughes Road, including demolition of existing shed structures. Improved storage and recycling area taking part of the private open space at the rear of number 145 Drimnagh Road. Upgrade and relocation of the fire exit route from the first floor. Removal of redundant services at roof level and provision for a green sedum roof covering. To include repair, refurbishment, renovation and alterations to the existing building, including all associated site works, all at Eleanora's Bar & Lounge, 145, 147 and 149 Drimnagh Road, Crumlin, Dublin.

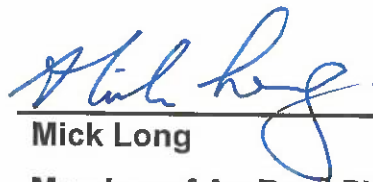
## Decision

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

## Reasons and Considerations

1. It is the policy of the planning authority, as set out in section 14.6 of the Dublin City Development Plan 2022-2028, to ensure that, when considering development proposals in contiguous transitional zonal areas, it is necessary to avoid developments that would be detrimental to the amenities of the more environmentally sensitive zones. Having regard to the proximity of the proposed outdoor drinking/eating area to residential properties, and the intensification of the use of this space which would arise on foot of its enclosure, the Board is not satisfied, on the basis of the evidence submitted with the planning application and the appeal, that this space would not seriously injure the residential amenities of property in the vicinity by reason of noise impacts. The proposed development would be contrary to the relevant provisions of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

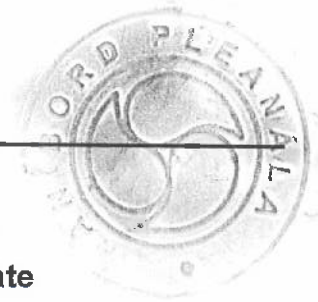
2. Having regard to the established pattern of development to the east of the site, which is primarily residential properties, and the increase in footprint of the public house into the rear garden on an existing residential property at number 145 Drimnagh Road, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for the existing residents in the house, and would result in overdevelopment of the site by reason of the inadequate provision of quality private open space. The proposed development would be contrary to the relevant provisions of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Mick Long**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this *13* day of *April* 2023.