



An
Bord
Pleanála

Board Order
ABP-312948-22

Planning and Development Acts 2000 to 2021

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D21A/1093

APPEAL by Cathleen Sheeran care of Thornton O'Connor Town Planning of 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 10th day of February, 2022 by Dun Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Retention for development consisting of change of use of part of existing Club Bar car park to outdoor dining area, along with associated canopy structure and seating at The Club Bar, 107 Coliemore Road, Dalkey, County Dublin.

Decision

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

Reasons and Considerations

1. Having regard to the nature and scale of the development proposed to be retained, and its location adjoining a residential area, together with the objectives to protect the amenities of existing residential properties in residential areas and Transitional Zonal Areas, as outlined in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that the predicted noise levels associated with the development proposed to be retained would seriously injure the residential amenities of adjoining property, and that the proposed mitigation measures are inadequate to satisfactorily address the impact. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the isolated nature of the development proposed to be retained relative to the host commercial property, including the severance of the overall site by Coliemore Road, it is considered that the development proposed to be retained would represent a haphazard and uncoordinated approach to development within the Neighbourhood Centre. The Board is not satisfied that the arrangements would facilitate the appropriate monitoring and management of the development proposed to be retained, which would give rise to an unacceptable risk of disturbance and anti-social behaviour. The development proposed to be retained would be contrary to development plan policy and would, therefore, be contrary to the proper planning and sustainable development of the area.



3. The development proposed to be retained would necessitate significant pedestrian traffic across Coliemore Road, which would endanger public safety by reason of traffic hazard and would lead to conflict between vehicular traffic, pedestrians and cyclists. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Joe Boland

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



Dated this 19TH day of May 2023.