

An  
Bord  
Pleanála

## Board Order ABP-313665-22

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D21A/0748**

**Appeal** by Paula Morgan and others care of Paula Morgan of 13 Stonebridge Close, Shankill, County Dublin against the decision made on the 29<sup>th</sup> day of April, 2022 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Knockfodda Enterprises Limited care of Frank Ennis and Associates of 63 Rock Road, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council.

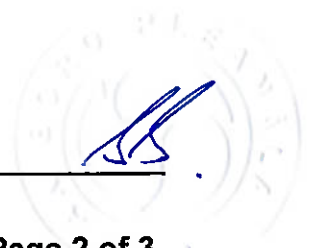
**Proposed Development:** Retention of pergola with retractable roof and timber screening enclosing seating area under (43.1 square metres) to the side of the existing public house. Retention of windbreaker screening enclosing open air seating area (approximately 12 metres length by five metres length) to the side of the existing public house. Retention of planter boxes to screen pergola (approximately 14 metres length), all at Brady's of Shankill, Dublin Road, Dublin, as revised by the further public notices received by the planning authority on the 12<sup>th</sup> day of April, 2022.

## **Decision**

**Refuse permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Reasons and Considerations**

It is considered that the development proposed for retention, by reason of its scale and positioning along the public footpath, adjacent to the delivery entrance/loading bay for the premises resulting in minimal space for the safe manoeuvrability of delivery vehicles, would increase the potential for vehicle/pedestrian conflict, would be hazardous to pedestrian and traffic safety and convenience, would result in overdevelopment of the site and would seriously injure the residential amenities of the area. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.



In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the development proposed for retention was excessive, would not be acceptable in terms of pedestrian and traffic safety and convenience and would seriously injure the residential amenity of the area. In particular, the Board considered that in the context of the wider site operations, the development proposed for retention would militate against the effective and appropriate operation of the overall development.



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**Stephen Bohan**

**Member of An Bord Pleanála**

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

Dated this 17<sup>th</sup> day of October 2023.