

An
Bord
Pleanála

Board Order ABP-314096-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3146/21

Appeal by Tom Byrne care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 17th day of June, 2022 by Dublin City Council to refuse permission.


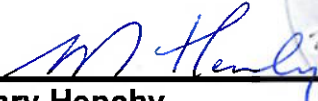
Proposed Development: Use of a semi-sheltered outdoor seating area constructed of a demountable timber frame structure with a low-pitched roof and four number toilets, all of which are located within the car park to east of the public house, on a permanent basis. These elements of the existing site were previously granted a temporary (nine-month) permission under planning register reference number 3592/20. It is also proposed to provide a new timber frame lean to roof over four number toilets, all at Harry Byrne's Public House, 107-109 Howth Road, Clontarf, Dublin.

Decision

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

Reasons and Considerations

The Board is not satisfied that the applicant has demonstrated that satisfactory measures have or will be taken to mitigate the potential impact of noise, litter, or odour nuisance on adjacent residential properties. The proposed development would seriously injure the amenities of property in the vicinity, be contrary to the provisions of the Dublin City Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

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

Dated this 25th day of October 2023.