

An
Bord
Pleanála

Board Order
ABP-314450-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4131/22

Appeal by Elm Hospitality Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 27th day of July, 2023 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The provision of sheltered outdoor dining area on the northern and eastern elevations; - The Amendment of Condition Number 21 of previous permission DCC Register Reference 2074/12 to provide revised restaurant opening hours to 8.00 am - 11.00 pm Monday - Thursday, 10.00 am - 12.00 am Friday and Saturday, and 10.00am - 10.00 pm Sunday and public holidays; and - All associated works to facilitate the development at The Elm Epicurean, 205 Llandaff Terrace, Merrion Road, Dublin.



Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition(s) set out below.

Reasons and Considerations

Having regard to the nature and scale of the development proposed, to the pattern of development in the vicinity, to the planning history of the subject and adjoining sites, and to the policies of the Dublin City Development Plan 2022 - 2028, it is considered that, subject to compliance with the conditions set out below, the development proposed would not seriously injure the amenities of the Residential Conservation area or of property in the vicinity, and would not detract from the character of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

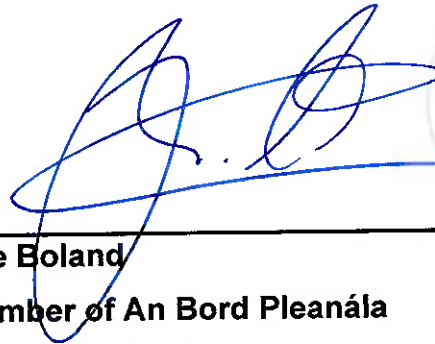
Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by An Bord Pleanála on the 23rd day of August, 2022, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The hours of operation of the premises shall be from 08.00 to 22.30 hours Monday to Sunday, unless otherwise authorised by a further grant of permission.

Reason: In the interest of protecting the residential neighbours of the premises in this Residential Conservation zone.



Joe Boland
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this 2ND day of November
2023