

An
Bord
Pleanála

Board Order ABP-314525-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

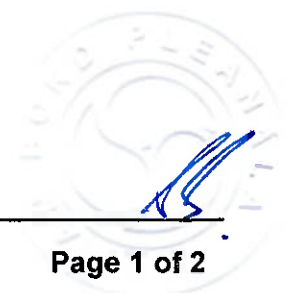
Planning Register Reference Number: D22A/0433

Appeal by Carysfort Inns Limited care of SSA Architects of 42 Haddington Road, Dublin against the decision made on the 12th day of August, 2022 by Dun Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Erect a single-storey 70.15-square metre covered pergola to the rear (southwest) of the existing licensing premises to provide external dining/seating facilities at The Blackrock Bar/Eatery/Terrace (formerly Three Tun Tavern) 1-5 Temple Road, Carysfort Avenue, Blackrock, County Dublin.

Decision

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



Reasons and Considerations

The proposed development, by virtue of providing an enclosed seating area within an existing outdoor smoking/garden area to the rear of the existing licensed premises, adjacent to existing established residential development, would give rise to an intensification of use of this area which has the potential, if permitted, to give rise to unacceptable noise impacts. The proposed development by virtue of its location directly adjacent to established residential developments would seriously injure the amenities and depreciate the value of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Bohan

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

Dated this *28th* day of *November* 2023.