



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4940/22

APPEAL by Gerard Corcoran of 72A Willow Park Crescent, Dublin against the decision made on the 25th day of November, 2022 by Dublin City Council to refuse permission to Albert Martin care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin.

Proposed Development: Retention of (i) covered outdoor seating area located in the car park to the rear (ii) a separate steel container incorporating a bar; and (iii) all associated ancillary site works at The Willows, 74 Willow Park Crescent, Finglas East, Dublin.

Decision

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

Reason and Consideration

The covered outdoor seating area and outdoor bar proposed to be retained, located in a 'transitional zone', backland and constrained car park area to the rear of the existing public house are in unacceptably close proximity to the rear gardens of established residential suburban development, and as a result would have an unacceptable negative impact on the residential amenities of those dwellings through nuisance, noise and general disturbance. The proposed retention of this development would therefore cause serious injury to the residential amenities of properties in the vicinity, would set an undesirable precedent for similar such development and would be contrary Section 14.6 Transitional Zone Areas and to Section 9.5.8 Noise Pollution of the Dublin City Development Plan 2022 – 2028. The development proposed for retention is considered, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 22 day of January 2024.

