



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4090/23

Appeal by Derek Kenna care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare against the decision made on the 30th day of August, 2023 by Dublin City Council refuse permission for the proposed development.

Proposed Development: Retention permission for existing prefabricated moveable coffee pod use for sale of coffees and refreshments and all associated site works at Poole Terrace, Dolphins Barn Street, Dublin.

Decision

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

Reasons and Considerations

The development to be retained is located on unzoned lands on an access laneway which serves adjoining commercial development and dwellings. The development would be contrary to policy SMT11 and SMT18 of the Dublin City Development Plan 2022-2028 as it is considered haphazard, would restrict access to adjoining properties and has the potential to give rise to a conflict between pedestrian and vehicular traffic on the laneway and on Dolphins Barn Street. Furthermore, it is considered that the development would set an undesirable precedent for similar development and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

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

Dated this *27th* day of *September* 2024.