

An
Coimisiún
Pleanála

Commission Order
ABP-320823-24

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

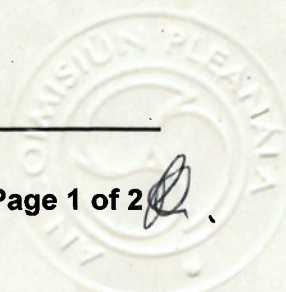
Planning Register Reference Number: 3907/24

APPEAL by Martin Tynan care of BPS Planning and Development Consultants of PO Box 13658, Dublin against the decision made on the 20th day of August 2024, by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Permission and Retention: Permission for widening of existing window opening and replacement of same with new proposed entrance door to reduced coffee shop area including retention of change of use from coffee shop/creperie to chapel of rest and all associated ancillary internal alterations, all at 1A Carlingford Road, Drumcondra, Dublin.

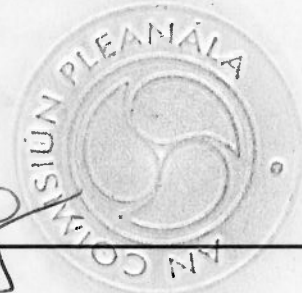
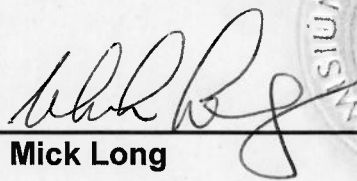
Decision

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



Reasons and Considerations

Having regard to the location of the site in a Z2 zoned residential conservation area, it is considered that the proposed development and the development proposed to be retained, by reason of its nature and the commercial intensification of the premises, would not protect the residential character of the area and would negatively impact on neighbouring residential amenity, by reason of its potential to generate large crowds and significant additional volumes of traffic on a relatively constrained residential street which would unacceptably obstruct road users and create unacceptable local traffic congestion and parking issues. This is contrary to the zoning objective for the area, contrary to policy BHA9 and Section 14.7.2 of the Dublin City Development Plan 2022-2028. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 12th day of August 2025.