



An
Bord
Pleanála

Board Direction
BD-005997-20
ABP-306819-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/06/2020.

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions for adjustments to the ground floor layout of the Spar Unit from that for which permission was granted under P. A. Reg. Ref. 2998/18.

Reasons and Considerations

Having regard to the nature of the development for which retention is sought, it is considered that, subject to the conditions set out below, the development would not adversely affect the integrity and character of the Protected Structure or adjacent buildings or the Thomas Street and Environs Architectural Conservation Area and, as such, would be in accordance with the proper planning and sustainable development of the area.

Conditions

- (1) Planpartic
- (2) The development shall be in accordance with Condition Nos 1 – 14 attached to the grant of permission under P. A. Reg. Ref.2998/18.

Reason: In the interest of clarity.

and

(2) refuse permission for the changes to the LIDL shopfront design, including timber panelling extended and changes to the overall design of the shopfront, timber panelling finished in grey (RAL 7024); yellow LED strip light, internally illuminated LIDL sign on fascia and internally illuminated projecting LIDL sign, the inclusion of the SPAR signs and window panel aligned to the top of architrave features on columns from that for which permission was granted under P. A. Reg. Ref. 2998/18.

Reasons and Considerations

Having regard to its scale, design, materials, colours and illumination, it is considered that the development for which retention is sought would contribute to visual clutter, would seriously injure the integrity and character of both Millar's Hall, a protected structure, and the visual amenity and character of the streetscape within the Thomas Street and Environs Architectural Conservation Area. As a result, the proposed development would be contrary to the Thomas Street and Environs Architectural Conservation Area, 2009, and Policy CHC4 of the Dublin City Development Plan 2016-2022 and would be contrary to the proper planning and sustainable development of the area.

Board Member:

Date: 23/06/2020

Terry Prendergast