



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 4534/19

Appeal by PI Hotels and Restaurants Ireland Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 28th day of January, 2020 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: The proposed development consists of the erection of (a) one number level illuminated sign (1.566 square metres) on the South George's Street (western) elevation and (b) one number high level illuminated sign (1.566 square metres) and one number low level illuminated sign (1.566 square metres) on the Stephen Street Lower (southern) elevation. This external signage application relates to previously permitted development (Dublin City Council Register Reference 2546/18, which has been amended by Dublin City Council Register Reference 4387/18) on a site of 0.106 hectares at numbers 41-46 South Great George's Street and numbers 51-53 Stephen Street Lower, Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reasons therefor.

Reasons and Considerations

Having regard to the site's 'Z5' zoning objective, the planning history of the site, the nature and scale of the proposed development and the pattern of development in the area, it is considered that the removal of condition number 2 would be in accordance with the relevant provisions of the Dublin City Development Plan 2016-2022, would not seriously injure the amenities of the area or of property in the vicinity and would not have an adverse effect on the character and setting of the South City Retail Quarter Architectural Conservation Area. The removal of condition number 2 would, therefore, be in accordance with the proper planning and sustainable development of the area.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Paul Hyde

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

Dated this day of 2020.