



An
Bord
Pleanála

Board Direction
PL29S.247728

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 13th, 2017.

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 restaurant use as an ancillary use to the previously approved wine/spirits bar area at ground floor under register ref. 3364/14,

and

- (2) refuse permission for the 3 no. awnings over 2 existing windows and main entrance door

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

(1) Reasons and Considerations

Having regard to the nature and scale of the proposed development, the current use of the site, the planning history of the site and the policies of the current Dublin City Development Plan including the site's Z5 zoning objective, it is considered that subject to compliance with the conditions below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would not have a negative impact on the character and setting of the protected structure and the Architectural Conservation Area. The proposed development would,

therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by plans and particulars submitted to An Bord Pleanála on December 15th, 2016 except as may otherwise be required in order to comply with the following conditions and with Reasons and Conditions (2).

Reason: In the interest of clarity.

2. The proposed restaurant use shall be ancillary to the main wine/spirits bar as permitted under Reg Ref. 29S.246412.

Reason: In the interest of clarity.

3. Retail Ad 3

(2) Reasons and Considerations

No. 10 Stephen's Green is a significant 19th Century protected structure on a prestigious site within the historic core of the City fronting on to the Renaissance Square of St. Stephen's Green. The proposed development comprising the erection of new awnings would visually distract from the surviving historic character of the building, would be contrary to the policies and objectives of the ACA and Scheme of

Special Planning Control. The proposed awnings constitute insensitive development that would be contrary to Policy CHC2 of the Dublin City Development Plan 2016-2022, which seeks to ensure that the special interest of protected structures is maintained and that new development conserves and enhances protected structures and their curtilage. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: April 13th, 2017

Nicholas Mulcahy