



An
Bord
Pleanála

Board Direction
BD-000220-18
ABP-300444-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17.04.2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to-

- (a) the overall design and finish of the shop front and signage along both Meath Street and Earl Street,
- (b) the proposed internally illuminated projecting green cross sign by reason of its size,
- (c) the guidance for shop front and signage in Policy RD 15 and Section 16.24.2 of the Dublin City Development Plan 2016-2022,
- (d) and the location of the site within the Thomas Street ACA, the guidelines relating to Architectural Heritage Guidelines for Planning Authorities, 2004 and Policy CHC4 of the development plan;

It is considered the proposed development, by reason of inappropriate use of unpainted render finish on the elevation, obscuring the window along Earl Street and inappropriate design and use of materials for the signage, would be incongruous with the surrounding area would materially affect the character of the Thomas Street Architectural Conservation Area, and would thereby seriously injure the visual

amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23/04/2018

Terry Prendergast