



An
Bord
Pleanála

Board Direction
BD-008538-21
ABP-309492-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/06/2021.

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
- Addition of 1 no. free standing internally illuminated menu board to the right of the main entrance at 49 Camden Street Lower.
 - Addition of 1 no. projecting sign, internally illuminated with a warm white LED, to the front elevation of 49 Camden Street Lower immediately above fascia level.

for the following reasons and considerations.

Reasons and Considerations

Having regard to the pattern of permitted development in the area, to the provisions of the Dublin City Development Plan 2016-2022, and to the nature and scale of the signage as submitted, the Board considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the visual amenities of the area or detract from the character of the streetscape and adjacent protected structures. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to the commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. All relevant conditions attached to the previous grant of planning permission, ABP ref PL29S.247635 refers, shall be strictly adhered to.

Reason: In the interest of clarity.

3. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no additional advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, awnings / canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

and

- (2) refuse permission for the addition of "Wetherspoon" in individual wall mounted lettering with no illumination above second floor level to the front elevation of 49 Camden Street Lower

for the following reasons and considerations.

Reasons and Considerations

The development proposed to be retained is located within a Conservation Area and it is considered that the proposed signage, located above second floor level, would create visual clutter to the front façade of the building and would give rise to serious injury to the character and visual amenities of this sensitive streetscape and to adjacent protected structures. The development proposed to be retained would also set an undesirable precedent for similar type development and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission for the addition of "Wetherspoon" in individual wall mounted lettering with no illumination above second floor level to the front elevation of 49 Camden Street Lower, the Board did not agree that the proposed signage would not give rise to visual clutter and considered that it would seriously injure the visual amenities of the area.

Board Member: *Terry Prendergast* Date: 15/06/2021
Terry Prendergast

