

An  
Bord  
Pleanála

**Board Direction**  
**BD-014646-23**  
**ABP-314628-22**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/11/2023.

The Board decided, as set out in the following Order, that

**WHEREAS** a question has arisen as to whether the addition of granite cladding at first-floor level on the Milltown Road façade of the Dropping Well public house is or is not development or is or is not exempted development:

**AND WHEREAS** Milltown Inns Ltd, requested a declaration on this question from Dublin City Council and the Council issued a declaration on the day of 23<sup>rd</sup> day of August 2022, stating that the matter was not exempted development:

**AND WHEREAS** Milltown Inns Ltd. referred this declaration for review to An Bord Pleanála on the 15<sup>th</sup> day of September 2022:

**AND WHEREAS** An Bord Pleanála, in considering this referral, had regard particularly to –

- (a) Section 2(1) of the Planning and Development Act, 2000, as amended,

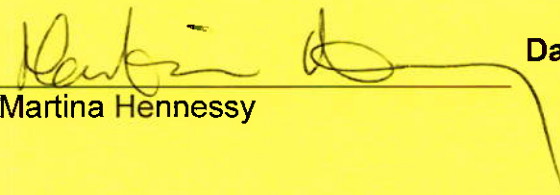
- (b) Section 3(1) of the Planning and Development Act, 2000,
- (c) Section 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (d) the planning history of the site,
- (e) the pattern of development in the area:

**AND WHEREAS** An Bord Pleanála has concluded that:

- (a) the granite cladding to the first-floor façade of the building, facing onto Milltown Road, is development;
- (b) the granite cladding does not render this part of the structure inconsistent with the overall character of the structure;
- (c) the granite cladding does not render the structure inconsistent with the character of neighbouring structures;
- (d) the addition of granite cladding did not have any impact on the area of archaeological potential surrounding Classon's Bridge.

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by section 5(3)(a) of the 2000 Act, hereby decides that the first-floor granite cladding of the façade of the building, addressing Milltown Road, is development and is exempted development.

**Board Member:**

  
Martina Hennessy

**Date:** 22/11/2023