



An
Bord
Pleanála

Board Direction
BD-017708-24
ABP-319751-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/09/2024.

The Board decided to make a split decision, to

- (1) grant retention permission for the illuminated projecting sign above the shopfront centered on the building façade for the reasons and considerations marked (1) under and subject to the condition set out below,

and

- (2) refuse retention permission, generally in accordance with the Inspector's recommendation, for the erection of a traditional timber shopfront structure attached to the front (north) façade of the existing building, extending single storey in height over existing entrance doors and the full width of the front (north) façade, backlit signage on the fascia, and 2 no. internally illuminated projecting signs on westernmost and easternmost Pilasters for the reasons and considerations marked (2) under.

1. Reasons and Considerations

It is considered that, subject to compliance with the condition below, the illuminated projecting sign centred on the building façade would not detract from the design of the existing building which is of merit and would not detract from the visual amenities of the area. Given the relatively narrow width of pedestrian laneway on which the commercial building is located, it is considered that one projecting signage from the façade is justified in this instance and would not lead to a proliferation of such

signage on the building. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

2. Reasons and Considerations

The traditional timber shopfront with backlit signage and 2 no. projecting signs from the pilasters, by reason of design, scale and bulk attached to the existing red brick façade, would not complement the existing building and its simple and restrained architectural expression. The proposed retention would result in visual clutter, would detract from the design of the existing façade, and would be injurious to the character and visual amenities of the area. The proposed development to be retained would be contrary to the implementation of good shopfront design as provided for within the Dublin City Council's Shopfront Design Guide 2001 and the Dublin City Development Plan 2022-2028. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Conditions

1. The illuminated projecting sign shall be retained in accordance with the plans and particulars submitted with the application.

Reason: In the interest of clarity.

Board Member:


Tom Rabbette

Date: 02/10/2024