



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020389-25**  
**ABP-322346-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 31/07/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

**Planning**

**Commissioner:**

  
Tom Rabbette

**Date:** 31/07/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the nature and scale of the development proposed to be retained, the planning history pertaining to the site, to the location of the dining tables on private property and not on the public footpath, and to the land use zoning objective for the site as indicated the Dublin City Development Plan 2022-2028 it is considered that, subject to compliance with the conditions as set out below, the development for which retention is sought will not adversely impact on the character or setting of the protected structure on the site (ref. RPS No. 5212) or adversely impact on the Conservation Area in which it is located, and would be acceptable in terms of pedestrian safety and convenience. The development proposed for retention would,

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

### **Conditions**

1. The development shall be retained in accordance with the plans and particulars lodged with the application unless otherwise amended by conditions set out below.

**Reason:** In the interest of clarity.

2. The total number of high dining tables permitted within the private landing area shall not exceed 3. The size/dimensions of the tables shall not exceed those as indicated in the plans and particulars submitted with the application. No seating shall be permitted within the private landing area and the tables shall not be permitted within the public footpath area.

**Reason:** To ensure that the development does not impinge upon the public footpath.

3. The tables and refuse bin shall be removed from the private landing area when the commercial unit they are serving is closed to the public.

**Reason:** To help preserve the character of the building and the area.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the



matter shall be referred to An Coimisiun Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.