

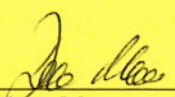
An
Coimisiún
Pleanála

Direction
CD-020896-25
ACP-322811-25

The submissions on this file and the Inspector's report were considered at a meeting held on 07/10/2025.

The Commission decided by majority (2:1) to refuse permission for the following reasons and considerations.

Planning Commissioner:


Declan Moore

Date: 08/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the objectives of the Dublin City Development Plan 2022-2028, it is considered that the proposed replacement digital sign, by reason of its location adjacent to a Protected Structure and its scale, dominant proportions and visibility, would be inconsistent with Section 15.15.2.3 (Protected Structures), Policy Objective BHA2 (Development of Protected Structures), and Policy BHA9 (Conservation Areas) of the Dublin City Development Plan 2022- 2028, and would in general be inconsistent with Policy CCUV45 (Advertising Structures) and Appendix 17 (Advertising and Signage Strategy) of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation, the Commission did not agree with the Inspector's assessment that there was merit in replacing (and thereby regularising) the nonconforming use of a substantially sized illuminated sign within the curtilage of a Protected Structure, contrary to the Policy/Objectives as detailed in the (above) reason for refusal.

Note:

Drawings accompanying the application (P200 and P300) show a camera mounted on the upper frame of the digital display, neither the Site Notice, Applicant submissions, Dublin City planning reports, Observers, or the Commission's Inspector appear to have had regard for this *fixture* i.e. its purpose, privacy, data storage and protection. The Commission assessed the camera as a *new issue* but given the substantive reason for refusal, decided not to pursue the matter.