

An
Coimisiún
Pleanála

Direction
CD-021381-25
ACP-323087-25

The submissions on this file and the Inspector's report were considered at a meeting held on 24/11/2025.

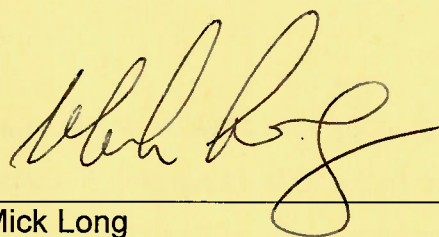
The Commission decided to make a split decision, to

GRANT permission for retention of the mural on the gable wall visible from Whitworth Road in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.

REFUSE permission for retention of 2) the alteration of the window on the facade of the property facing Prospect Road, 3) the placing of street furniture including three covered picnic benches, nine open picnic benches, planters, board signs and umbrellas facing Prospect Road, 4) the erection of 13 windbreaker screens with associated signage placed along the boundary facing Prospect Road and Whitworth Road for the reasons and considerations marked (2) under.

Planning

Commissioner:



Mick Long

Date: 24/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations (1)

The mural proposed to be retained is public art that makes a positive contribution to the cultural identity and visual appearance of an area and, subject to compliance with the following conditions, would be in compliance with the provisions of Section 15.17.3 of the Dublin City Development Plan 2022-2028 and would 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, 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 and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. This retention permission shall be for a limited period of three years from the date of this Order, at which date the permission shall cease unless, prior to the end of the period, a further retention permission is granted.

Reason: In the interest of the proper planning and sustainable development of the area.

3. Any alterations to the design/colours/materials of the mural during the term of the permission shall be submitted to, and agreed in writing with, the planning authority prior to such alterations being undertaken.

Reason: In the interest of the visual amenity of the area.

4. Notwithstanding the provisions of the Planning and Development Regulations 2001, as amended, no advertisement signs; advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on the building or within the curtilage, or attached to the glazing without a prior grant of planning permission.

Reason: In the interest of visual amenity.

Reasons and Considerations (2)

1. The outdoor seating area and windbreaker screens, proposed to be retained were not considered to be of the highest quality required under Section 15.17.4 'Outdoor Seating and Street Furniture' in the Dublin City Development Plan 2022 – 2028 and would have an adverse visual impact on the setting of the streetscape, and the associated signage and altered window would seriously injure the architectural character of the building and the setting of the Royal Canal Conservation Area, and would contravene Policy BHA11 (b) 'Rehabilitation and Reuse of Existing Older Buildings' and Policy BHA9 'Conservations Areas' of the development plan. The proposed development to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The location of the proposed street furniture would have an adverse impact on the public footpath creating pedestrian pinch points and would be contrary to policies SMT11, 'Pedestrian Network' and SMT18 'The Pedestrian Environment' in the Dublin City Development Plan, 2022-2028, which aim to maintain, protect, improve and expand the pedestrian network, strengthen permeability and ensure accessibility for all. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.