

An
Coimisiún
Pleanála

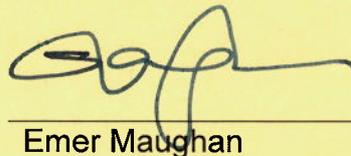
Direction
CD-021865-26
ACP-323429-25

The submissions on this file and the Inspector's report were considered at a meeting held on 03/02/2026.

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

Planning

Commissioner:



Emer Maughan

Date: 05/02/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the limited extent of Johnson's Court, a designated Category 2 Street, together with the current restricted provision of retail use thereon, it is considered that the proposed development, providing for a change of use from commercial (retail) to restaurant/bar with ancillary entertainment use would undermine the retail function of the street and would be contrary to the provisions of Policy CCUV28 of the Dublin City Development Plan 2022-2028 which seeks to support and promote retail service development at all levels of the retail hierarchy. The loss of retail use on Johnson's Court would be contrary to the provisions of the South City Retail Quarter Architectural Conservation Plan 2007, in particular Policy 3.0 which states inter alia that there will be a strong presumption in favour of higher order retail outlets at basement, ground and first floor levels and Policy 3.2 which states that it is the policy of Dublin City Council to apply strict

controls to all proposals for change of use from retail to non-retail in order to ensure the right balance is struck between shopping, leisure and cultural activities. The proposed development for the change of use from retail to restaurant / bar would fail to contribute positively to the character and distinctiveness of Johnson's Court and would therefore be contrary to Policy BHA7 of the Dublin City Development Plan 2022-2028 which prescribes measures to protect designated Architectural Conservation Areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

The Commission considered that there was insufficient information on file with regards to noise, servicing and odour for the proposed development and that while these may represent new issues in the context of the appeal, given the substantive reason for refusal outlined above, decided not to pursue these matters further at this time.