



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021641-26**  
**ACP-323721-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 31/12/2025.

The Commission decided to make a split decision, to

- (1) Grant permission (subject to conditions) for sign number 2 (Decal sign fixed inside glazing above first floor) and sign number 3 (board sign over front entrance and service entrance) 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, and
  
- (2) Refuse permission for sign number 1 (illuminated block lettering sign above first floor windows), and sign number 4 (three number board signs fixed at first floor to windows), for the reasons and considerations marked (2) under.

**Planning**

**Commissioner:**



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**Date:** 02/01/2026

Stephen Bohan

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations (1)**

Having regard to policy CCUV12 (Shopfront Design), Section 15.17.5 of Volume 1 and policy objective BHA9 (Conservation Areas) of the Dublin City Development

Plan 2022-2028, and subject to compliance with the conditions set out below, the retention of sign number 3 (Board sign over front entrance) provided at the entrance to the upper floors, is of a form and design which does not detract from or impinge upon the integrity of the ground floor shopfronts, or other elevation features of the building; would be appropriate to the character and appearance of the Conservation Area in which the building is located; and would, therefore be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. This element of the development shall be retained and completed 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 retained and completed in accordance with the agreed particulars.

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

2. This decision permits sign numbers 2 and 3 only. Sign numbers 1 and 4 are to be removed within one month of the date of the Commission's Order. Revised drawings providing for compliance with this requirement shall be submitted to the planning authority for approval within three months of the date of the Commission's Order.

**Reason:** To comply with the policies of the Plan and to protect the character and visual amenities of the Conservation Area.

3. No additional advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, shall be displayed or erected on the building unless authorised by a further grant of planning permission.

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

## **Reasons and Considerations (2)**

The retention of sign number 1 (block lettering fixed to the upper front wall), and sign number 4 (three number board signs), would not be in compliance with policy CCUV12 (Shopfront Design), Section 15.17.5 of Volume 1 and policy objective BHA9 (Conservation Areas) of the Dublin City Development Plan 2022-2028, and would, therefore be contrary to the proper planning and sustainable development of the area