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The submissions on this file and the Inspector's report were considered at a meeting held on 26 March 2026.

Having regard to the nature of the condition the subject of this appeal, the Coimisiun determined in accordance with the Inspector's recommendation, that consideration of the relevant application as if it had been made to it in the first instance would not be warranted and further determined subject to the following reasons and considerations, that Dublin City Council be directed under subsection (1) of Section 139 of the Planning and Development Act, 2000 (as amended) to **ATTACH** Condition Number 2.

### **Reasons and Considerations**

Having regard to the zoning objective for the area as set out in the Dublin City Development Plan 2022 - 2028, the established pattern of development in the area and the nature, scale and design of the existing roller shutter and its shutter box it is considered that, subject to compliance with the condition set out below the proposed development would not seriously injure the visual amenities of this Architectural Conservation Area or property in the vicinity and would therefore be generally in accordance with the proper planning and sustainable development of the area.

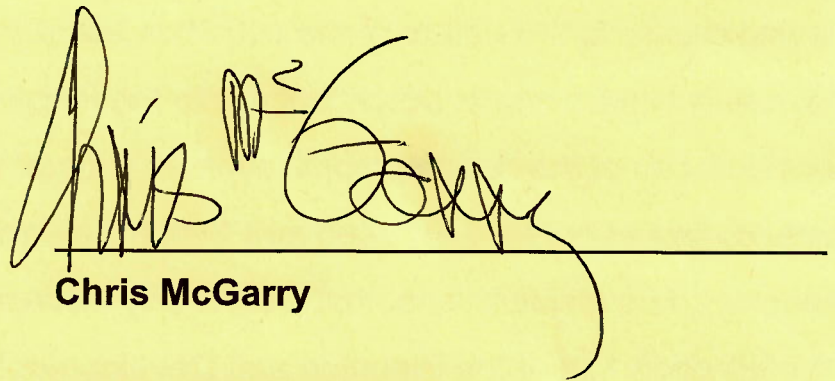
### **Condition No. 2**

The existing roller shutter and its shutter box shall be omitted from the development.

The Applicant to submit an alternative security proposal for the shopfront which may include the siting of shutters internally or the use of toughened glass, details of which to be submitted for written agreement by the Planning Authority.

**Reason:** In the interests of orderly development and the visual amenities of the Architectural Conservation Area.

**Planning Commissioner:**



A handwritten signature in black ink, appearing to read 'Chris McGarry', is written over a solid horizontal line. The signature is stylized and cursive.

**Chris McGarry**

**Date:**

**26<sup>th</sup> day of March 2026**