

The submissions on this file and the Inspector's report were considered at a meeting held on 11 May 2026.

The Commission decided to make a split decision, to

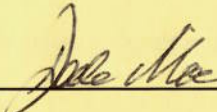
1. GRANT retention permission for external seating areas to front, and partially to the side of building, including the replacement of the wooden barrels and high stools with conventional tables and chairs and the provision of new, unbranded, canvas wind-breaks to boundary of seating area in accordance 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 the proposed installation of three number non-branded traditional retractable canopies to existing

shopfronts, including one number set back bay for the reasons and considerations marked (2) below.

Planning Commissioner:



Declan Moore

Date:

12th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations (1)

Having regard to the established use on the subject site, the scale of the proposed outdoor seating area to be retained, the existing character of developments in the area, the Z2 Residential Conservation Area land use zoning objective and policies concerning the same under the Dublin City Development Plan 2022-28, it is considered that the proposed retention of outdoor seating area, and the proposed erection of freestanding tables, chairs and glazed screens within its premises, subject to compliance with conditions set out below, would not seriously injure the surrounding amenities, the special architectural character of the area or the setting of the Protected Structure. This element of the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. This element of the proposed 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission Dublin City Council planning register reference numbers 0498/98 and 2379/98, unless the conditions set out hereunder specify otherwise.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. The proposed development shall be amended as follows:

(a) The applicant/developer shall omit and remove all proposed/existing canopies/awnings/roof structures from the curtilage of the Protected Structure.

(b) No outdoor seating areas shall be provided between the main entrance door and the shared boundary with unit number 84 Irishtown Road.

(c) The consumption of food or drinks within the outdoor seating area shall be strictly prohibited after 2100 hours.

(d) Details of the finishes of the proposed freestanding glazed screens, tables, and chairs shall be agreed with the planning authority, in compliance with Section 15.17.4 Outdoor Seating and Street Furniture of the Dublin City Development Plan 2022-2028.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

4. No broadcasting of amplified music or other specific entertainment noise emissions shall be permitted within the outdoor seating area.

Reason: To protect the residential amenities of property in the vicinity.

Reasons and Considerations (2)

Having regard to the Protected Structure status of this building, the special conservation status of the area as per the Dublin City Development Plan 2022-2028 and provisions set out under the Architectural Heritage Protection Guidelines for Planning Authorities, 2011, the Commission is not satisfied that the proposed works would not, by virtue of their extent/nature/level of intervention, have a detrimental and irreversible impact on the historic fabric of this structure, thereby materially affecting its character and quality. The proposed development would therefore be contrary to Policy BHA2 (Development of Protected Structures) of the Dublin City Development Plan 2022-29 and the provisions of Section 12.4 of the Architectural Heritage Protection Guidelines for Planning Authorities, 2011.

This element of the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.