



An
Coimisiún
Pleanála

Commission Direction
CD-000869
PL-501048-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 07 July 2026.

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

Planning Commissioner:

Liam McGree

Date:

13th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the particular historical and current nature of the subject property, No.2 South Circular Road (a Protected Structure - Dublin City

Development Plan 2022-2028, Record of Protected Structures Reference Number 1791), that comprises a commercial premises at ground floor level with residential accommodation above, and its retained shopfront that includes an overhead fascia panel, it is considered, subject to compliance with the conditions below, that the proposed signage would be sympathetic in design terms and would not be injurious to the special architectural character or setting of the protected structure. The proposed development would comply with Policies BHA2 (Development of Protected Structures) and BHA9 (Conservation Areas) of the Dublin City Development Plan 2022-2028 and would be consistent with Section 8.5.7 (New items fixed to the exterior of the building) of the Architectural Heritage Protection Guidelines for Planning Authorities, 2011 (Department of Arts, Heritage and Gaeltacht). The proposed development, therefore, would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out 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. The proposed freestanding advertising structure in the garden area shall be omitted.

Reason: In the interest of avoiding excessive advertising clutter within the curtilage of the subject property which is a protected structure.

3. Prior to the commencement of development, the developer shall submit, for the written agreement of the planning authority, a specification and method statement covering all works to be carried out, to ensure the development is

carried out in accordance with good conservation practice. In particular, revised drawings and specifications shall be submitted to clarify the design, construction details and illumination of the proposed fascia sign.

Reason: In the interest of the protection of architectural heritage in accordance with the provision of the Architectural Heritage Protection Guidelines for Planning Authorities.