

An
Coimisiún
Pleanála

Commission Direction
CD-001343
PL-501667-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 29 September 2026.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000, as amended. The Commission also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

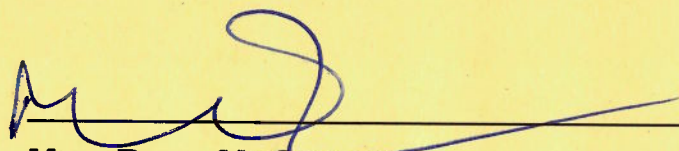
(a) Remove Condition 5(a).

(b) Amend Condition 6(b) as follows:

Replace the first sentence of Item (i) with '*The fascia panel shall be black glass*'.

Replace the last sentence of item (iii) with '*The frames of the entrance door and side panel shall be coated in anodised bronze*'.

Planning Commissioner:


MaryRose McGovern

Date:

29th day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the design of the restaurant frontage, which is recessed back from the main building frontage, it is considered that the outward opening of the entrance door would result in the projection only very slightly onto the public footpath, at a location which is relatively sheltered. The Commission considered therefore, having regard to the very limited "*de minimus*" impact on the public domain, that the application of Condition 5(a), was not warranted.

Having regard to the totality of the information on the file, including the appellant's proposed modifications received with the appeal submission, it is considered that the proposed black glass fascia panel would align with the requirements of the planning authority. The Commission also considered that the proposed anodised bronze coating to the entrance door and side panel, would be works of a minor nature, which would represent a reasonable compromise, and would not rule out a future reinstatement of a bronze framework. The Commission considered that such works would ensure that the integrity of the protected structure, would be maintained. The Commission considered that the proposed changes to Condition 6(b) would not be detrimental to the special character of the protected structure and would not have an adverse impact on the wider Architectural Conservation Area. The proposed changes to Condition 6(b) would, therefore, be in accordance with the proper planning and sustainable development of the area.