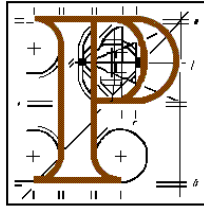


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3050/15

An Bord Pleanála Reference Number: PL 29S.245459

APPEAL by Declan Coleman care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 13th day of August, 2015 by Dublin City Council to refuse permission to remove entirely and make good the existing illuminated signage (sign 14.25 metres by 5.25 metres, 78.81 square metres in extent, a neon/illuminated sign) and supporting structures at third and fourth floor of 34 Bachelors Walk, 56 O'Connell Street Lower, Dublin and to replace the existing prismatic sign at first and second floor in 34 Bachelors Walk (6.4 metres by 3.5 metres, 22.4 square metres in area) by a single LED illuminated sign, 6.2 metres wide and 3.8 metres high (23.5 square metres in extent) to be located in the same position on the building at first and second floor level. These buildings are Protected Structures and are located within the O'Connell Street Architectural Conservation Area in accordance with the plans and particulars lodged with the said Council.

DECISION

GRANT permission to remove entirely and make good the existing illuminated signage and supporting structures at third and fourth floor 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. REFUSE permission to replace the existing prismatic sign at first and second floor by a single LED illuminated sign at the same position on the building at first and second floor level based on the reasons and considerations marked (2) under.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS (1)

It is considered that the removal of existing signage and support structures would, subject to compliance with the conditions set out below, be consistent with the O'Connell Street Architectural Conservation Area and Special Planning Control Scheme for the area, would be consistent with the overall improvement of the character of the Protected Structure and the visual amenities of the area and would, therefore, 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.

Reason: In the interest of clarity.

2. All repair works to the protected structure shall be carried out in accordance with best conservation practice as detailed in the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in December, 2004. The repair works shall retain the maximum amount of surviving historic fabric in situ and designed to cause minimum interference to the building facades.

Reason: To ensure that the integrity of the protected structure is maintained and that the structure is protected from unnecessary damage or loss of fabric.

3. The existing brick façade at number 34 Bachelors Walk, including painted brickwork, shall be restored to a brick pointed structure. Prior to commencement of the development, a qualified professional with specialised conservation expertise shall be engaged to assess, manage, monitor and implement the works on the site and to ensure that adequate protection of the retained and historic fabric during the works. The conservation expert shall submit a written report to the planning authority outlining these works, including timeframe and commencement date, for the written agreement of the planning authority.

Reason: To ensure the authentic preservation of this protected structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

REASONS AND CONSIDERATIONS (2)

It is considered that the proposed sign, by reason of its excessive scale and proportions, and of its form of illumination and potential for animation, and by reason of its location on the façade of a protected structure, would be visually obtrusive and would seriously detract from the character of the Protected Structure, of neighbouring listed structures and the overall character of the O'Connell Street Architectural Conservation Area, and would accordingly be contrary to the provisions and objectives of the O'Connell Street Architectural Conservation Area, the O'Connell Street Special Planning Control Scheme (September 2009), and the Outdoor Advertising Strategy (Appendix 27 of the Dublin City Development Plan 2011-2017). The proposed development would, therefore, contravene the provisions of the Development Plan for the area, and would be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.