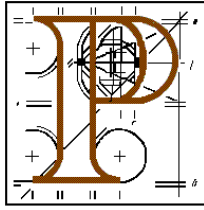


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 2396/15**

An Bord Pleanála Reference Number: PL 29N.245646

**APPEAL** by Cathal O'Connell care of Edmondson Architects of 83 Waterloo Lane, Dublin against the decision made on the 22<sup>nd</sup> day of September, 2015 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** Development comprising the changing of the lettering in the existing sign which is fixed to the front elevation of the building in the panel of brickwork between the first floor windows and the second floor windows. It is proposed to remove the lettering 'The Irish Catholic' and erect alternative lettering 'Paddywagon', development all at Number 55 Lower Gardiner Street, Dublin (which is a Protected Structure).

## **DECISION**

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## **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**

The proposed development would result in the removal of an existing sign of certain historical significance to be replaced by a modern sign that would be of excessive scale and prominent positioning in the context of current Development Plan standards. Having regard to the planning authority's policy regarding signage on commercial premises and to the status of the building as a protected structure located within a dedicated conservation area, it is considered that the proposed sign would be visually obtrusive, would seriously detract from the character and special interest of the protected structure and would set an undesirable precedent for development of this type above ground level within the conservation area. The proposed development would, therefore, be contrary to the provisions of the Z8 zoning objective, as set out in the current Development Plan for the area and would be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2016.**