

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 4048/15

An Bord Pleanála Reference Number: PL 29S.246147

APPEAL by Taxback Group Limited care of Brian Dunlop Architects of Patricks Court, Patrick Street, Kilkenny against the decision made on the 19th day of January, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Two double sided external illuminated railing mounted signs and all associated site works at Taxback, 14 Saint Stephen's Green North, Dublin. This building is a protected structure (Reference: 7772).

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

Having regard to the Dublin City Development Plan 2011-2017, according to which the site location is that of an architecturally significant Georgian townhouse with intact railings and plinth, a protected structure on Saint Stephen's Green which is highly prominent and within a Conservation Area, and to section 17.10.8.1 according to which advertising other than brass or stone nameplate signs will not be permitted in conservation areas, the overriding concern being the enhancement and protection of essential visual qualities of the area, it is considered that the proposed signs due to their number, position, size and height, colour and surface materials would be in direct conflict with this policy, would detract negatively from and seriously injure the visual amenities, integrity and character of the protected structure and the Conservation Area. The proposed development would, therefore, be contrary to the stated provisions of the said Development Plan 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.