

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 3586/16

An Bord Pleanála Reference Number: PL 29S.247569

APPEAL by William Aherne of 'The Palace Bar', Fleet Street, Dublin against the decision made on the 18th day of October, 2016 by Dublin City Council to grant subject to conditions a permission to Sabden Limited care of Henry J. Lyons Architects of 51-54 Pearse Street, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: External works to the south façade of the Temple Bar Hotel, 13-18 Fleet Street, Dublin. The development will consist of the removal of existing signage, relocation and reduction of number of flagpoles, new awnings over windows and doors, new external doors to replace existing doors at ground floor, new door and window surrounds, new signage to reflect new branding of the premises, removal of existing light fittings and replacement with architectural fittings and the installation of an Automatic Teller Machine (ATM).

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 planning history, the site location and the zoning objective Z5: “to consolidate and facilitate the development of the central area and to identify, reinforce and strengthen and protect its civic design character and dignity” within the Dublin City Development Plan, 2017-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development, including proposed entrance to the restaurant (Toast) off the street and the proposed Automatic Teller Machine would not result in excessive intensity of use or negative impact on the amenities or character of the public realm in the immediate vicinity, would be in accordance with the development objectives for 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. 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 the 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 projecting flags/poles and blade signs shall be permanently omitted from the development.

Reason: In the interest of visual amenity and streetscape.

3. Details of the materials, colours and textures of all the materials and finishes, including a sample of the black granite finish shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the protection of the public realm.

4. The entrance to 'Toast' Restaurant hereby approved shall not be used as an entrance to the basement nightclub.

Reason: To protect existing amenities.

5. Notwithstanding the provisions of the Planning and Development Regulations, 2001, as amended, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on the building or within the curtilage, or attached to the glazing without the prior grant of planning permission.

Reason: In the interest of visual amenity.

6. The existing hanging sign/poster at the junction of Fleet Street and Aston Place (at first and second floor level), shall be permanently removed as part of the proposed development.

Reason: In the interest of visual amenity.

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

Dated this day of 2017.