



An
Bord
Pleanála

Board Order PL 29N.249013

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2981/17

Appeal by The Mountjoy Square Society care of Murray Rees of 25 Mountjoy Square, Dublin against the decision made on the 10th day of July, 2017 by Dublin City Council in relation to an application by Carrowmore Property Limited care of BMA Planning of 128 Lower Baggot Street, Dublin for permission for development comprising three number external signs comprising the following:- one number internally illuminated square sign (2.25 metres by 2.25 metres) at fifth floor level on the south (Diamond Park) elevation, one number internally illuminated vertical sign (12.3 metres by 0.5 metres) comprising 13 number individually pinned letters – ‘Kavanagh Court’ – at second to sixth floor levels on the north (Summerhill) elevation, and one number internally illuminated three-sided cube sign (0.75 metres by 0.75 metres) within the entrance underpass from Gardiner Street Lower; all on site (0.43 hectares) at Gardiner Street Lower, Summerhill and Gloucester Place Upper, Dublin (site bound by Gardiner Street Lower to the west, Summerhill to the north, Gloucester Place Upper to the east and Diamond Park to the south) [the application relates to the permitted Student Residence Complex (planning register reference number 3611/14, An Bord Pleanála appeal reference number PL 29N.245025, as amended by planning register reference number 3345/16] in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for one number internally illuminated vertical sign (12.3 metres by 0.5 metres) comprising 13 number

individually pinned letters – “Kavanagh Court’ – at second to sixth floor levels on the north (Summerhill) elevation, and one number internally illuminated three-sided cube sign (0.75 metres by 0.75 metres) within the entrance underpass from Gardiner Street Lower and to refuse permission for one number internally illuminated square sign (2.25 metres by 2.25 metres) at fifth floor level on the south (Diamond Park elevation).

Decision

GRANT permission for one number internally illuminated vertical sign (12.3 metres by 0.5 metres) comprising 13 number individually pinned letters – ‘Kavanagh Court’ – at second to sixth floor levels on the north (Summerhill) elevation, and one number internally illuminated three-sided cube sign (0.75 metres by 0.75 metres) within the entrance underpass from Gardiner Street Lower 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 for one number internally illuminated square sign (2.25 metres by 2.25 metres) at fifth floor level on the south (Diamond Park elevation) 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)

Having regard to the design and scale of the sign on the northern elevation, and the limited size and scale of the proposed cubed sign and its location within the entrance underpass and off the building facade, it is considered that, subject to compliance with the conditions set out below, these proposed signs would not detract from the building itself or from the overall character, appearance and setting of the Conservation Area, would not, therefore, be contrary to Policy CHC4 as set out in the Dublin City Development Plan 2016-2022 and would not be contrary to 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 commencement of the development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, or any other statutory provision amending or replacing them, no additional advertising signs or structures shall be displayed or erected on the building or within the curtilage of the site unless authorised by a further grant of permission.

Reason: In the interest of visual amenity.

