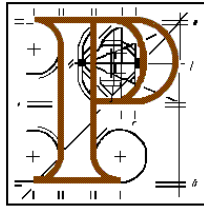


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Dublin City Council**

**Planning Register Reference Number: 2917/17**

An Bord Pleanála Reference Number: ABP-300586-18

**APPEAL** by Barry Chambers of 2 Grantham Street, Dublin against the decision made on the 28<sup>th</sup> day of November, 2017 by Dublin City Council to grant subject to conditions a permission to Grantham's Café care of Shane Kelly of Fumbally Exchange, 5 Dame Street, Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Retention of change of use from retail to café retail, and the slight material alteration of the proposed layouts consists of a new prep kitchen, w.c. facilities, an open plan seating area of 37.5 square metres (unit 5) and a retail counter top and server of 25 square metres (unit 6). As part of the works undertaken is the stripping back of the modern plasterboard walls to expose the original building fabric. All at 5-6 Camden Market, Grantham Street, Dublin (a protected structure).

## **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

It is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the residential amenities of the area, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

## CONDITIONS

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 1<sup>st</sup> day of November, 2017, 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 and the development shall be retained in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The café shall operate between 0800 hours and 2200 hours Monday to Friday, between 1000 hours and 2200 hours on Saturday and between 1000 hours and 1800 hours on Sunday.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

4. Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

5. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the cleaning works shall be carried out at the developer's expense.

**Reason:** To ensure that the adjoining roadways are kept in a clean and safe condition during the construction works and in the interest of orderly development.

6. All works to the protected structure shall be carried out with the input of specialist expertise from a conservation architect and in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011 and also with the Conservation Impact Assessment submitted with the planning application.

**Reason:** To ensure the protection of the architectural integrity of the protected structure.

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

**Dated this          day of                          2018.**