



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2008/18

Appeal by Andreas Bruggener care of Peter P. Gillett and Associates of 55 Glencarrig, Sutton, County Dublin against the decision made on the 26th day of February, 2018 by Dublin City Council to grant subject to conditions a permission to Creative Real Estate Limited care of H2B Architects of 20 Moyview, Kildalkey, County Meath in accordance with plans and particulars lodged with the said Council.

Proposed Development: Re-positioning of front door to corner, modification and upgrading to front fascia, new signage, two new windows to side facing onto Brabazon Place and increasing windows by 200 millimetres facing onto Coombe Road for additional light and all associated site works at The Lamplighter Pub, 79 The Coombe, Dublin.

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 historic public house use, the prominent location of the premises subject of the application and to the Zoning Objective which provides for the improvement of mixed services facilities, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the adjoining residential property or of residential properties in the vicinity within the area subject to the zoning objective “Z1”: to protect, provide and improve residential amenities” and would 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 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. Details of all external shopfronts and signage, which shall be in accordance with the standards and recommendations set out in the Shopfront Improvement Scheme 2016: The Liberties Dublin issued by Dublin City Council, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the amenities of the area and in the interest of visual amenity.

3. Notwithstanding the provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2018.