



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2033/18

APPEAL by Donut C and B Limited care of Equator Architects Ireland of 23 Fitzwilliam Square South , Dublin against the decision made on the 5th day of March, 2018 by Dublin City Council to refuse permission.

Proposed Development: Alterations to (1) change of use at ground floor (area 50.26 square metres) and basement (area 79.2 square metres) from retail to proposed bakery and coffee shop. Works to include internal alterations to accommodate kitchen, toilets and seating area. (2) New shopfront with canopy and associated signage at Ground Floor and Basement all at 5 O'Connell Street Upper, Dublin (The property is located within an Architectural Conservation Area).

Decision

REFUSE permission for the above proposed development in accordance with 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

The proposed development for change of use from retail to bakery and coffee shop on a street located in the City Centre Retail Core and designated as a Category 1 Shopping Street as set out in The Dublin City Development Plan (2016-2022), would be contrary to the primary objective of this designation which is to strengthen the retail character of the principal shopping streets and to provide an appropriate mix of complementary uses. The proposed development would result in a disproportionate number of complementary uses at this location and would undermine the retail strategy for the City Centre as set out in Appendix 3 of the Development Plan and the Scheme of Special Planning Control for O'Connell Street and Environs, 2016 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.