



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2513/18

Appeal by Mink Fusion Limited care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 6th day of November, 2018 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use from tourist information office, restaurant and annex exhibition hall to licensed food hall, dining, cultural space and annex banqueting hall, all to be operated under single management. The development will also include three new extension structures of contemporary design attached to the buildings to house necessary plant, storage and waste management services separate from the historical fabric. Internal later partitions and non-original additions will be removed. The 19th Century front railings and the existing access arrangements are to be retained. The car parking use will be removed from the outside area and will be replaced by a mix of hard and soft landscaping with new movable seating. Signage is proposed, two totem signs of Corten steel, three banner signs, and one (already existing) steel framed sign. Other external works will include, a link canopy structure, site drainage and all associated site development works. The total floor area of the buildings is 2,213 square metres on a site of 2,696 square metres at Saint Andrew's

Former Tourism Centre and annex buildings, (Protected Structures), Suffolk Street/Saint Andrew's Street, Dublin.

Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 4(c) so that it shall be as follows for the reason set out.

4. (c) The proposed outdoor seating shall be for dining purposes only, shall be closed between the hours of 23.30 and 08.00 daily and there shall be no live musical performances or speakers erected externally or directly into external areas.

Reason: In the interests of orderly development and visual amenity.

Reasons and Considerations

Having regard to the Dublin City Development Plan, 2016-2022 which states that the 'Z5' zoning objective is, "To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity", to the limited extent and intensity of the proposed use of the outdoor seating area for dining purposes only, it is considered that, subject to compliance, Condition Number 4 (c) as amended, the proposed development would not seriously injure the amenities of residential properties in the vicinity and would be in accordance with the proper planning and sustainable development of the area

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.

Chris McGarry

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

Dated this day of 2019.