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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4678/18**

**APPEAL** by Gambetta Limited care of CDP Architecture of 4 The Mall, Main Street, Lucan Village, County Dublin against the decision made on the 20<sup>th</sup> day of February, 2019 by Dublin City Council to refuse permission.

**Proposed Development:** Extension to existing current use as licensed restaurant at basement level and additional use as a cafe bar, with use extended to external courtyard and external mezzanine level above courtyard level, external works to include the removal of existing planters at the front entrance along Harcourt Street, cleaning and upgrading of front entrance area, installation of new steps over existing steps for ambulant disabled access, together with new handrails, removal works at basement level internally to accommodate one number bar, storage, toilets, cloakroom and seating areas, demolition of 21<sup>st</sup> century single storey rear extension to accommodate the construction of toilets, storage area, configuration of new entrance to basement level of number 16, stairs and platform lift from basement to ground floor external courtyard level, internal removal works at ground floor/annex to number 16 to accommodate three number replacement w.c.'s, proposed works to number 16 Harcourt Street approved under An Bord Pleanála appeal reference number PL 29S.249126 (planning register reference number 3150/17). Planning is sought for the demolition of number

16 Harcourt Street mews building together with demolition of numbers 16, 17, 18 and 19 Montague Street to accommodate a licensed restaurant/cafe bar, pizzeria, coffee shop and hostel accommodation across basement to fourth floor level. All with associated signage, lighting, landscaping, plant space at roof level and associated site works. All at number 16 Harcourt Street (a Protected Structure, Dublin City Council RPS Number 3525), mews building of number 16 Harcourt Street and numbers 16, 17, 18 and 19 Montague Street, Dublin.

## **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**

Having regard to the established built form and historic character of the area, it is considered that the proposed development, by reason of its excessive scale, height, bulk and mass, would adversely affect the setting of nearby Protected Structures. The proposed development would seriously injure the visual amenities of the area, would be contrary to the stated policy of the planning authority, as set out in the Dublin City Development Plan 2016-2022, in relation to conservation and design, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2019.**