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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2084/19**

**APPEAL** by Spencer Leisure Investments Limited care of McGill Planning of 45 Herbert Lane, Dublin against the decision made on the 15<sup>th</sup> day of March, 2019 by Dublin City Council to refuse permission to the said Spencer Leisure Investments Limited.

**Proposed Development:** The development will consist of a number of building lighting measures to the North Wall Quay (south facing) elevation and to the Excise Walk (west facing) elevation of the hotel building. These include: narrow beam downlights (four number) at ground floor level on the south elevation (North Wall Quay), narrow beam uplights (six number.) located above the ground floor level on the south elevation (North Wall Quay), linear narrow beam lighting at ground floor on the south elevation (North Wall Quay), LED neon flex lighting at first to fifth floor levels on the south elevation (North Wall Quay) and west elevation (Excise Walk); all of the proposed lighting is to be colour changeable, all at The Spencer Hotel, North Wall Quay, I.F.S.C., 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**

It is considered that the proposed lighting, by reason of its location on North Wall Quay within a designated conservation area and by reason of the design, interchangeable-colour, extent of illumination and position on the quayside elevation, would be contrary to Policy CHC4 of the planning authority, as set out in the Dublin City Development Plan 2016-2022, which aims to maintain the special character and interest of Dublin's conservation areas. The proposed development would detract from the character and setting of the conservation area, would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this                      day of                      2019.**