



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 3065/20

Appeal by Capital Estates Management Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 10th day of September, 2021 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Change of use from shop to betting office at ground floor and basement level (181 square metres total), including the reconfiguration of the internal layout comprising new customer lobby, manager's office, counter areas, staff room, ancillary storage, and new shopfront advertising signage. The proposed development will also include all associated ancillary site development works at 20/21 Wexford Street, 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 proposed location of the site within a central city area which is subject to the Dublin City Development Plan 2016-2022 zoning objective: Z5: 'to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity', it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the visual amenities of the streetscape within the Conservation Area, would not adversely impact on the retail vitality of the city and would, therefore, 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, as amended by the further plans and particulars submitted to An Bord Pleanála on the 6th day of October, 2020, 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. No development works shall commence on the site prior to the commencement of works to cease the operation of the betting office, including the removal of all signage from the windows at 9 Camden Place and 16 Camden Street Lower, Dublin. The proposed betting office shall not commence operation until evidence to prove that the existing betting office has fully ceased operation and has been submitted for the written agreement of the planning authority.

Reason: In the interests of clarity and visual amenity.

3. Details of the proposed advertising signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and the protection of the character of the streetscape within the Conservation Area.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Paul Hyde
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2021