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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3801/20**

**Appeal** by JD Wetherspoon PLC care of Brock McClure Planning and Development Consultants of 63 York Road, Dun Laoghaire, County Dublin against the split decision made on the 27<sup>th</sup> day of January 2021 by Dublin City Council in accordance with the plans and particulars lodged with the said Council:

**Proposed Development:** Retention of:

- addition of “Keavan’s Port” in individual fascia mounted lettering with warm white LED halo illumination as the name of the establishment above the main entrance door to the front elevation of 49 Camden Street Lower,
- addition of one number amenity board, non-illuminated, to the front elevation of 49 Camden Street Lower, to the right side of the main entrance,
- addition of one number free standing internally illuminated menu board to the right of the main entrance at 49 Camden Street Lower,
- addition of one number aluminium wall plaque, non-illuminated, to the left side of main entrance of 49 Camden Street Lower,

- addition of “Wetherspoon” in individual wall mounted lettering with no illumination above second floor level to the front elevation of 49 Camden Street Lower,
- addition of “Teach Tabhairne” in sign written lettering directly on to whitewash wall with no illumination above first floor level to the front elevation of 49 Camden Street Lower,
- addition of one number projecting sign, internally illuminated with a warm white LED, to the front elevation of 49 Camden Street Lower immediately above fascia level,
- addition of “Keavan’s Port Hotel” in individual lettering on fascia panel with warm white LED halo illumination above the hotel entrance door to the front elevation of 5 Camden Street Upper and addition of non-illuminated black sign written text “Wetherspoon Est. 1979” applied to the white render wall to the left of hotel entrance door of 5 Camden Street Upper, and
- all associated glazing, lighting and shopfront treatments including granite entrance, railings and bridge details to entrances at numbers 49 Camden Street Lower and 5 Camden Street Upper,

all on lands at numbers 1, 2, 3, 4 and 5 Camden Street Upper and numbers 49, 50 and 51 Camden Street Lower and all associated sites to the rear addressing Grantham Place, Dublin (including 12 Grantham Place). Numbers 1, 2, 3, 4 and 5 Camden Street Upper and Numbers 50 and 51 Camden Street Lower are Protected Structures.

The Council’s decision was to grant subject to conditions a permission for:

1. addition of “Keavan’s Port” in individual fascia mounted lettering with warm white LED halo illumination as the name of the establishment above the main entrance door to the front elevation of 49 Camden Street Lower;
2. addition of one number aluminium wall plaque, non-illuminated, to the left side of main entrance of 49 Camden Street Lower;



3. addition of "Teach Tabhairne" in sign written lettering directly on to whitewash wall with no illumination above first floor level to the front elevation of 49 Camden Street Lower;
4. addition of one number amenity board, non-illuminated, to the front elevation of 49 Camden Street Lower, to the right side of the main entrance;
5. addition of "Keavan's Port Hotel" in individual lettering on fascia panel with warm white LED halo illumination above the hotel entrance door to the front elevation of 5 Camden Street Upper and addition of non-illuminated black sign written text "Wetherspoon Est. 1979" applied to the white render wall to the left of hotel entrance door of 5 Camden Street Upper and
6. all associated glazing, lighting and shopfront treatments including granite entrance, railings and bridge details to entrances at numbers 49 Camden Street Lower and 5 Camden Street Upper and

to refuse permission for:

1. addition of "Wetherspoon" in individual wall mounted lettering with no illumination above second floor level to the front elevation of 49 Camden Street Lower;
2. addition of one number free standing internally illuminated menu board to the right of the main entrance at 49 Camden Street Lower and
3. addition of one number projecting sign, internally illuminated with a warm white LED, to the front elevation of 49 Camden Street Lower immediately above fascia level.



## **Decision**

**GRANT permission for addition of one number free standing internally illuminated menu board to the right of the main entrance at number 49 Camden Street Lower and addition of one number projecting sign, internally illuminated with a warm white LED, to the front elevation of 49 Camden Street Lower immediately above fascia level in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.**

**REFUSE permission for the addition of “Wetherspoon” in individual wall mounted lettering with no illumination above second floor level to the front of number 49 Camden Street Lower based on the reasons and considerations marked (2) under.**

## **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 (1)**

Having regard to the pattern of permitted development in the area, to the provisions of the Dublin City Development Plan 2016-2022, and to the nature and scale of the signage as submitted, the Board considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the visual amenities of the area or detract from the character of the streetscape and adjacent protected structures. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, 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 the 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. All relevant conditions attached to the previous grant of planning permission, An Bord Pleanála reference PL29S.247635 refers, shall be strictly adhered to.

**Reason:** In the interest of clarity.

3. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no additional advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, awnings/canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

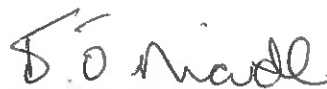
**Reason:** To protect the visual amenities of the area.



## Reasons and Considerations (2)

The development proposed to be retained is located within a Conservation Area and it is considered that the proposed signage, located above second floor level, would create visual clutter to the front façade of the building and would seriously injure the character and visual amenities of this sensitive streetscape and to adjacent protected structures. The development proposed to be retained would also set an undesirable precedent for similar type development and would, therefore, be contrary to the proper planning and sustainable development of the area.

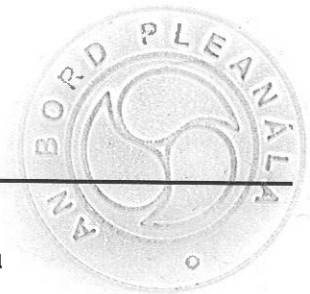
In deciding not to accept the Inspector's recommendation to grant permission for the addition of "Wetherspoon" in individual wall mounted lettering with no illumination above second floor level to the front elevation of 49 Camden Street Lower, the Board did not agree that the proposed signage would not give rise to visual clutter and considered that it would seriously injure the visual amenities of the area.



**Terry Ó Niadh**

**Member of An Bord Pleanála**

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



Dated this 28<sup>th</sup> day of June, 2021.