



An  
Bord  
Pleanála

**Board Order**  
**ABP-313879-22**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3541/22**

**Appeal** by Triode Newhill Abbey Street Limited care of Tom Duffy Architects of 5A Collins Park, Dublin against the decision made on the 25<sup>th</sup> day of May, 2022 by Dublin City Council to refuse permission.

**Proposed Development:** Provision of off-licence (10 square metres) subsidiary to the main retail use at Spar, 34 Abbey Street Lower, Dublin (Protected Structure RPS reference number 7).

## **Decision**

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

## Reasons and Considerations

The site is located within the O'Connell Street and Environs Architectural Conservation Area for which the 'O'Connell Street and Environs Scheme of Special Planning Control 2022' is of relevance. Section 1.2 of this Scheme of Special Planning Control, relating to the promotion of an appropriate mix and balance of uses, indicates that off-licence use is not permitted at ground level within the Architectural Conservation Area. When considered in conjunction with the number of similar off-licence/part off-licence uses within one kilometre of the subject site, the proposed development would materially contravene the specific land-use controls for ground floor uses within the Scheme area, would have an overall negative impact on the environment and civic character of the O'Connell Street and Environs Architectural Conservation Area, and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Mary Henchy**

**Member of An Bord Pleanála**

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

Dated this *12<sup>th</sup>* day of *September* 2023.