



An
Bord
Pleanála

Board Order
ABP-314628-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 0233/22

WHEREAS a question has arisen as to whether the addition of granite cladding at first floor level on the Milltown Road façade of the Dropping Well public house at Classons Bridge, Milltown, Dublin is or is not development or is or is not exempted development:

AND WHEREAS Milltown Inns Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin requested a declaration on this question from Dublin City Council and the Council issued a declaration on the 19th day of August, 2022 stating that the proposed development is not exempted development:

AND WHEREAS Milltown Inns Limited referred this declaration for review to An Bord Pleanála, on the 15th day of September, 2022:

AND WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to:

- (a) Section 2(1) of the Planning and Development Act, 2000, as amended,
- (b) Section 3(1) of the Planning and Development Act, 2000,
- (c) Section 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (d) the planning history of the site, and
- (e) the pattern of development in the area:

AND WHEREAS An Bord Pleanála has concluded that:

- (a) the granite cladding to the first floor façade of the building, facing onto Milltown Road, is development,
- (b) the granite cladding does not render this part of the structure inconsistent with the overall character of the structure,
- (c) the granite cladding does not render the structure inconsistent with the character of neighbouring structures, and
- (d) the addition of granite cladding did not have any impact on the area of archaeological potential surrounding Classon's Bridge:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 5(3)(a) of the Planning and Development Act, 2000, as amended, hereby decides that the first floor granite cladding of the façade of the building, addressing Milltown Road, is development and is exempted development.



A handwritten signature in blue ink, appearing to read "Martina Hennessy", is written over a horizontal line.

Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this ^{4th} day of December 2023