



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3984/23.

Appeal by The Schoolhouse Hotel Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 11th day of August, 2023 by Dublin City Council in relation to the application by The Schoolhouse Hotel Limited for development comprising retention of three number signs located at the Northumberland Road boundary of the site as follows: two number double sided, free-standing pressed metal panels black in colour with illuminated text cut outs (sign number 1 is 3.08 metres in height and sign number 2 is 2.24 metres in height), sign number 3 (single-sided) consists of an illuminated perspex menu sign and is attached to the front railing along Northumberland Road. All three number signs have been erected on site to demarcate the existence of The Schoolhouse Hotel at this location and replace pre-existing signs all at The Schoolhouse Hotel a Protected Structure (RPS number 5872, former Saint Stephen's School, now hotel), 2-8 Northumberland Road, Ballsbridge, Dublin in accordance with the plans and particulars lodged with the said Council which decision was to grant permission, subject to conditions, for sign number 1, a double sided, free standing pressed metal panels black in colour with illuminated text cut outs located close to the junction with Estate Cottages and Northumberland Road and to refuse permission for sign number 2 a double sided, free standing pressed metal panels black in colour with illuminated text cut outs and sign

number 3, a single sided illuminated perspex menu side attached to the railing fronting Northumberland Road.

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.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, the zoning of the site, the location of the appeal site which comprises a Protected Structure and to the nature, form, scale and design of the signage to be retained, it is considered that permission should be granted for the retention of sign number 1, sign number 2 and sign number 3. The signage, subject to compliance with the conditions set out below, would not seriously injure the visual or residential amenities of the area or of property in the vicinity and would not seriously detract from the character of the protected structure. 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 consisting of sign number 1, sign number 2 and sign number 3 shall be retained 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.

Reason: In the interest of clarity.

2. Sign number 3 comprising the menu board shall not be internally illuminated.

Reason: In the interest of visual amenity.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

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



Dated this *27th* day of *May*, 2024.