

An
Bord
Pleanála

Board Order ABP-318086-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3726/23

Appeal by Grantham Street Residents Association care of Niamh Moran of 8 Grantham Street, Dublin against the decision made on the 29th day of August, 2023 by Dublin City Council to grant subject to conditions a permission to Granthams Café Limited care of Kevin Tiernan of 19 Aranleigh Gardens, Rathfarnham, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Extension of the existing restaurant into existing storage to the rear, change of use of this area from storage to restaurant. Alterations to the roof in the extended area rear ground floor. Part glass pitched roof with an additional nine roof windows. Change of use, retention of front area of number 5 from retail to restaurant. Change in opening hours to 11.30 pm all seven days, all at 5/6 Camden Market, Grantham Street, Dublin. The development is located to the rear of a protected structure.

Decision

GRANT permission for the above 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, including the 'Z4' zoning objective for the area, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would be in accordance with Policy CCUV20 (Mixed Use Key Urban Villages/Urban Villages), Policy CCUV23 (Active Uses) and Policy BHA2 (Development of Protected Structures) of the development plan, would not seriously injure or adversely affect the character or special interest of number 5 and number 6 Grantham Street as Protected Structures, or other Protected Structures in the vicinity, would not seriously injure the residential amenity of dwellings in the area, would not be prejudicial to public health, would be in accordance with the policies and provisions of the development plan, and 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, as amended by the further plans and particulars received by the planning authority on the 2nd day of August, 2023, 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

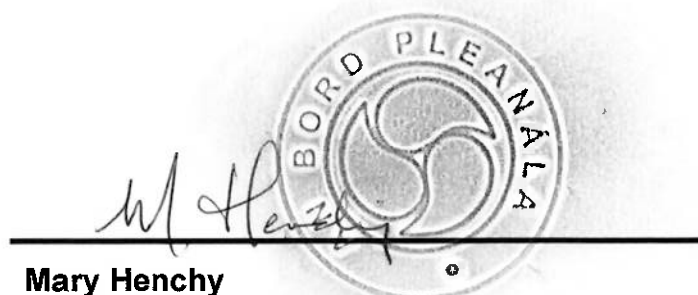
2. The increase in opening hours until 2330 shall be limited to Friday and Saturday night only.

Reason: To protect the residential amenities of neighbouring properties.

3. The following elements of the development shall be omitted as per the further information received by the planning authority on the 2nd day of August, 2023:
- (a) The extension of the existing restaurant into the existing storage to the rear.
 - (b) The change of use of this area from storage to restaurant, including the smoking area.
 - (c) The alterations to the roof in the extended area rear ground floor and part glass pitched roof with an additional nine roof windows.

For the avoidance of doubt, this permission does not approve any other development, including development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: In the interest of clarity.

A circular stamp of An Bord Pleanála is visible in the background. It features a stylized 'S' logo in the center and the text 'AN BORD PLEANÁLA' around the perimeter. Overlaid on the stamp is a handwritten signature in dark ink, which appears to read 'Mary Henchy'.

Mary Henchy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 9th day of October 2024.