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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4281/23**

**APPEAL** by Jackie Owens of Mount Armstrong Stud, Donadea, County Kildare against the decision made on the 2<sup>nd</sup> day of October, 2023 by Dublin City Council to refuse permission to Kateo Investments Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin.

**Proposed Development:** Retention of (i) four number flagpoles on the west elevation to Aungier Street, (ii) three number advertising canopies: one number located on the west elevation to Aungier Street and two number located to the north elevation to Longford Street Little, (iii) three number wall mounted historical advertising signs on the north elevation to Longford Street Little, and (iv) three number wall mounted benches on the north elevation to Longford Street Little at Thomas Moore Inn, 12 Aungier Street and the corner of Longford Street Little, Dublin.

**Decision**

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

## Reasons and Considerations

1. Having regard to the Z5 – City Centre zoning for the site ‘To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design and dignity’ and its location within a Conservation Area, and to the layout of the proposed development, it is considered that the development proposed to be retained would constitute visually obtrusive features contributing to visual clutter in this sensitive streetscape within this sensitive area and would be contrary to Policies CCUV12 (Shopfront Design), CCUV32 (Outdoor Dining), CCUV38 (High Quality Streets and Spaces), CCUV45 (Advertising Structures), Section 15.15.2.2 (Conservation Areas), Section 15.17.4 (Outdoor Seating and Street Furniture) and Section 15.17.5 (Shopfront and Façade Design) of the Dublin City Development Plan, 2022 to 2028. The proposed development, as presented, would seriously injure the character and amenities of this streetscape which is located within a Conservation Area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, located adjacent to and above a public footpath particularly along Longford Street Little would divert pedestrians and other vulnerable users onto the public road carriageway and would be contrary to Section 15.17.4 (Outdoor Seating and Street Furniture) of the Dublin City Development Plan, 2022-2028 and would, therefore, endanger public safety by reason of pedestrian and traffic hazard. The proposed development, would therefore, not be in accordance with the proper planning and sustainable development of the area.



**Mick Long**

**Member of An Bord Pleanála**

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

Dated this *2<sup>nd</sup>* day of *July* 2024