

An  
Bord  
Pleanála

**Board Order**  
**ABP-318737-23**

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4567/23.**

**Appeal** by Gaelco Limited trading as Peadar Browns care of MODA Architects of 399 South Circular Road, Dublin against the decision made on the 23<sup>rd</sup> day of November, 2023 by Dublin City Council to refuse permission.

**Proposed Development:** Retention of fixed aluminium glazed canopy to front and side elevations of Peadar Browns covering external terrace area of 20 square metres and two number cut-out image signage panels to side elevation facing Malpas Street, all at 1A Clanbrassil Street Lower, Dublin.

## **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

The site comprises part of an established public house use in an area zoned for residential development in the Dublin City Development Plan 2022-2028 where such uses are open for consideration. Having regard to the nature of the use of the area associated with an established public house use, and its modest scale, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential amenity of residential property in the area, or otherwise detract from the visual amenity of the area, would be in accordance with the provisions of the Dublin City Development Plan 2022-2028, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development 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. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Within three months of the date of this Order the developer shall:
  - (a) Remove the two cut-out signage boards on the Malpas Street facade of the premises.



- (b) Set back the canopy within the boundary line of the developer's property.

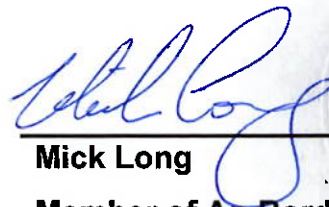
**Reason:** In the interest of visual amenity.

3. No music or amplified sound shall be audible outside the premises in such a manner as to cause nuisance to the occupants of nearby property.

**Reason:** In the interest of residential amenity.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and surface water management.



**Mick Long**

**Member of An Bord Pleanála**

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

Dated this  day of  2024.