



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4897/23

APPEAL by the Millennium Theatre Company care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 31st day of January, 2024 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: (a) Removal of (twentieth century) bollards on the Parnell Street frontage; (b) removal of (twentieth century) bollards and railings on the Cavendish Row frontage; (c) provision of hand-forged galvanised mild steel railings and piers with painted finish, on granite plinths, generally of overall height 1.5 metres, rising to 1.7 metres at pier locations, incorporating: (i) one number vehicular service gate, (4.59 metres in width) on the Parnell Street frontage, adjacent to the Rotunda Hospital (a protected structure (RPS number 6419 and RPS number 6420). The gate will also be used by patrons to enter and exit shows; (ii) one number cyclist and pedestrian gate (4.59 metres in width) on the Parnell Street/Cavendish Row junction. This gate will be used by staff and patrons entering and exiting shows; (iii) one number blank gate (lift off panel in railings) (1.83 metres) to allow access to underground services on Cavendish Row, adjacent to the cyclist/pedestrian gate and (iv) one number blank gate (lift off panel in railings) (3.07 metres) to allow access to underground services opposite the former east entrance on

Cavendish Row; and (d) provision of all other associated site development works above and below ground all on a site of approximately 0.16 hectares at the Ambassador Theatre, Parnell Street, Dublin, (former Ambassador Cinema (former Rotunda Rooms)), a protected structure (RPS number 6437).

Decision

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

Reasons and Considerations

Having regard to the Ambassador Theatre being a Nationally Significant Protected Structure, its particular prominence within the historic Rotunda Hospital and Gate Theatre Ensemble, and its presence within the O'Connell Street Architectural Conservation Area (ACA), the O'Connell Street & Environs Scheme of Special Planning Control and Planning Zone Z8 – Georgian Conservation Areas it is considered that the proposed erection of new railings to enclose the front of the site (an informal public space) would negatively impact on its special character, setting and appearance.

The proposed development would be contrary to Policies BHA2 Development of Protected Structures, BHA7 Architectural Conservation Areas and BHA9 Conservation Areas of the Dublin City Development Plan 2022-2028 and would set an undesirable precedent for similar development. The proposed development would, therefore, be contrary to the provisions of the Dublin City Development Plan 2022-2028 and to the proper planning and sustainable development of the area.

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In deciding not to accept the Inspector's recommendation to grant permission, the Board shared the concerns of the planning authority regarding the adverse impact of the proposed erection of railings and service gates on the setting and character of the Nationally Significant Protected Structure and considered that the proposed development would therefore be contrary to the Dublin City Development Plan 2022-2028.


Marie O'Connor

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this *16* day of *December* 2024.