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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3005/24.**

**Appeal** by Sunny Quarter UC care of John Spain Associates, Planning and Development Consultants, of 39 Fitzwilliam Place, Dublin against the decision made on the 26<sup>th</sup> day of February 2024 by Dublin City Council in relation to the application by Sunny Quarter UC for permission for development comprising planning permission which is sought for: (1) Omission of opacified film to glazing at eastern elevation of rear return at 5th to 10th floor; (2) Replacement of solid insulated panel with opacified glazing at eastern elevation of rear return at 3rd to 4th floor; (3) Omission of opacified film to glazing at eastern elevation on the south eastern corner of the permitted building at 9th and 10th floors; and (4) Associated elevational revisions; and retention permission which is sought for: (1) Addition of door to 3rd floor roof terrace on eastern terrace to provide for maintenance access. The application relates solely to Four Park Place and relates to alterations along its eastern frontage for amendments to the permitted glazing, replacing the permitted opacified glazing along this facade with clear glazing as well as opacified, insulation panels with metal frames. The proposed amendments will apply across third to tenth floor level, at Four Park Place, Adelaide Road, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant, subject to conditions, a permission for the addition of door to 3<sup>rd</sup> floor roof terrace on eastern terrace to provide for maintenance

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access and to refuse permission for (1) Omission of opacified film to glazing at eastern elevation of rear return at 5th to 10th floor; (2) Replacement of solid insulated panel with opacified glazing at eastern elevation of rear return at 3<sup>rd</sup> to 4<sup>th</sup> floor; (3) Omission of opacified film to glazing at eastern elevation on the south eastern corner of the permitted building at 9th and 10th floors; and (4) Associated elevational revisions.)

## **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 relevant policies and objectives of the Dublin City Development Plan 2022-2028, including the 'Z6 'Employment / Enterprise' zoning, the land use objective for which is "To provide for the creation and protection of enterprise and facilitate opportunities for employment creation"; and having regard to the nature of the proposed amendments to the permitted development and the nature of the works proposed for retention permission, and to the pattern of development in the area including the adjacent Saint James House site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity; would ensure a high standard of amenity for future employees; would not seriously injure the development potential of neighbouring property; or seriously injure the value of property in the vicinity. The proposed development 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, 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 within three months of the date of this Order, or prior to commencement of development, whichever is applicable, and the development shall be retained, carried out and completed in accordance with the agreed particulars. For the avoidance of doubt, this permission shall not be construed as approving any development shown or referenced 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.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission (Register Reference 2388/18 (An Bord Pleanála Reference ABP-301931-19), and subsequent amendment permissions planning authority Register Reference numbers 3292/21 and 5019/22). This permission shall expire on the same date as the parent permission.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

*Patricia Calleary*

Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this *22* day of *January* 2025.