



An
Bord
Pleanála

Board Order ABP-320598-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3796/24

Appeal by Keywell DAC care of Stephen Little and Associates of 26/27 Upper Pembroke Street, Dublin against the decision made on the 24th day of July, 2024 by Dublin City Council to refuse permission.

Proposed Development: Retention of change of use of the ground floor from retail (artisan delicatessen) with ancillary coffee dock, as originally permitted under planning register reference number 2343/14, to licensed premises with food service (consumption on premises), all at Dollard House (a protected structure), 2-5 Wellington Quay and 1-5 Essex Street East, Dublin.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

Having regard to the Dublin City Development Plan 2022-2028, the Z5 zoning objective (City Centre), Section 15.14.12 (Night Clubs/Licensed Premises/Casinos/Private Member Clubs) and objectives CUO16 and CUO18 which specifically relate to the Temple Bar area, it is considered that, based on the information submitted with the planning application and the appeal, the applicant has not demonstrated that the development proposed to be retained would not erode or restrict the functioning of cultural or artistic facilities in its proximity within the Temple Bar area or would complement the role of Temple Bar as a mixed-use cultural quarter and avoid the concentration of particular uses which would reinforce particular activities in the area to the detriment of the cultural, residential and social functions and character of the area. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Gurrie
Mary Gurrie

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

Dated this 20 day of December 2024.