



An  
Bord  
Pleanála

## Board Order ABP-321257-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F24A/0782**

**Appeal** by Nicola and Deborah Hughes care of Robert Keran Consulting Limited of Baldrumman House, Baldrumman, Lusk, County Dublin against the decision made on the 21<sup>st</sup> day of October, 2024 by Fingal County Council to refuse permission.

**Proposed Development:** Retention of the re-arrangement of outdoor seating (the outdoor seating as existing is inconsistent with that permitted under planning register reference number F17A/0398). Planning permission is sought for a new painted timber boundary fence to the western boundary to a height of 1.4 metres, to be located inside existing boundary wall to part of the western boundary, a 1.4-metre-high painted timber fence to part of the southern boundary, a new painted timber entrance arch at the entrance to the outdoor seating area from Howth Road, new signage comprising of panel with embossed lettering stating "Minetta Deli" (non-illuminated) of circa 0.45 square metres to the new timber entrance arch and a backlit window sign of circa 0.15 square metres to the existing shopfront glazing and all associated and ancillary works, all at Minetta Delicatessen, 1A Howth Road, Sutton, Dublin.

## Decision

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

## Reasons and Considerations

Having regard to the provisions of Section 14.4.6 (Other Signage) of the Fingal Development Plan 2023-2029, and Objectives SPQHO5 (Amenity of Town and Village Centres) and DMSO12 (Evaluation of Signage Proposals) as they relate to the amenity of town centres and signage, and the nature of the proposed development for an extension to an external seating area, with new boundary treatment, signage and canopy, it is considered that the proposed development would result in a negative visual impact on the streetscape by reason of its location, design and scale. Furthermore, it is considered that the proposed development would fail to enhance the amenity of the town centre area by contributing to the proliferation of visual clutter in the streetscape. The proposed development and development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Rose McGovern

**Member of An Bord Pleanála**

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

Dated this 6 day of March 2025.