

An
Bord
Pleanála

Commission Order ABP-322533-25M

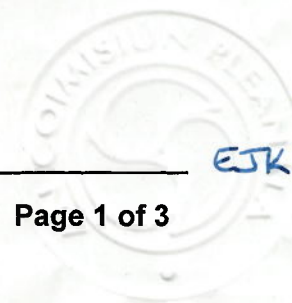
Planning and Development Acts 2000 to 2022

Amendment of Board Order

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1377/25

DEVELOPMENT CONCERNED: The proposed development consists of the following: - subdivision and part change of use of retail/restaurant/café unit at ground floor and first floor level. The unit was permitted as a retail/restaurant/café unit of 345 square metres at ground level and 309 square metres at first floor level. As a result of the proposed subdivision and part change of use, a retail/restaurant/café unit fronting Adelaide Road of 93 square metres at ground floor is proposed and office amenity space fronting the pedestrian route through the building of 252 square metres at ground floor and 309 square metres at first floor level is proposed. All associated site development works and consequential amendments to the permitted development, including installation of manifestation on the glazing at the ground floor window bay along the pedestrian link between Adelaide Road and Hatch Street Upper, all at Four and Five Park Place, Adelaide Road, Dublin (scheme permitted under register reference numbers 2388/18 (ABP-301931-18), as amended under register reference numbers 3292/21; 5019/22; and 3005/24 (ABP-319376-24)).



WHEREAS the Commission made a decision, to grant permission subject to conditions, in relation to the above-mentioned development by Order dated the 9th day of September, 2025:

AND WHEREAS it has come to the attention of the Commission that a clerical error occurred in condition number 2 of the Commission Order in which the final sentence should be omitted:

AND WHEREAS the Commission considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the of the subject of the decision:

AND WHEREAS having regard to the nature of the issue involved, the Commission decided to invite submissions in relation to the matter from persons who had made submissions in relation to the appeal, the subject of this amendment:

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Commission hereby amends the above-mentioned decision so that condition number 2 of its Order and the reason therefor shall be as follows:

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission (register reference number 2388/18 - An Coimisiún Pleanála reference number ABP-301931-18), and subsequent amendment permissions register reference numbers 3292/21, 5019/22 and 3005/24 - An Coimisiún Pleanála reference number ABP-319376-24).

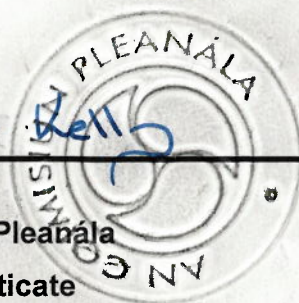
Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

Eamonn James Kelly

Eamonn James Kelly

Member of An Coimisiún Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this *12th* day of *November*, 2025.