



Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1773/25

APPEAL by Future Properties Wicklow Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 3rd day of June, 2025 by Dublin City Council to refuse permission.

Proposed Development: Placing of street furniture on the area of pavement outside the front of the ground floor premises of Units 3 to 9 at Castle House, 73-83 South Great George's Street, Dublin.

Decision

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

Reasons and Considerations

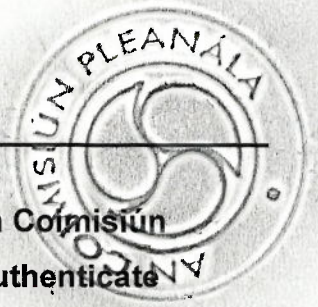
Having regard to the location of the proposed development on a key pedestrian route in the city centre, the Dublin City Development Plan 2022-2028, and in particular Policy SMT11 (Pedestrian Network) and Sections 15.14.7.2 (Restaurants/Cafes) and 15.7.4 (Noise, Odour, Ventilation for Restaurant/Café/Take-Away) thereof, Figure 4.34 of the Design Manual for Urban Roads and Streets, the substandard residual width for pedestrians at the southern end of the site, and the unrealistically narrow width of the strip in which it is proposed to place tables and chairs, it is considered that the proposed development would have a negative impact on pedestrian movement on South Great George's Street, especially by people with mobility impairment and/or disabilities, older persons and people with children. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

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Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this *17* day of *October* 2025.