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**Planning and Development Act 2000, as amended**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2230/25**

**APPEAL** by Paul Sheeran against the decision made on the 24<sup>th</sup> day of July, 2025 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** (i) Change of use from commercial premises to restaurant/bar with ancillary entertainment use; (ii) demolition of existing staircase and provision of replacement fire exit staircase; (iii) provision of new fire exit/entrance doors and (iv) and all other associated works necessary to facilitate the change of use at 7 Johnson's Court, Dublin.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

Having regard to the limited extent of Johnson's Court, a designated Category 2 Street, together with the current restricted provision of retail use thereon, it is considered that the proposed development, providing for a change of use from commercial (retail) to restaurant/bar with ancillary entertainment use, would undermine the retail function of the street and would be contrary to the provisions of Policy CCUV28 of the Dublin City Development Plan 2022-2028 which seeks to support and promote retail service development at all levels of the retail hierarchy. The loss of retail use on Johnson's Court would be contrary to the provisions of the South City Retail Quarter Architectural Conservation Plan 2007, in particular Policy 3.0 which states inter alia that there will be a strong presumption in favour of higher order retail outlets at basement, ground and first floor levels and Policy 3.2 which states that it is the policy of Dublin City Council to apply strict controls to all proposals for change of use from retail to non-retail in order to ensure the right balance is struck between shopping, leisure and cultural activities. The proposed development for the change of use from retail to restaurant / bar would fail to contribute positively to the character and distinctiveness of Johnson's Court and would therefore be contrary to Policy BHA7 of the Dublin City Development Plan 2022-2028 which prescribes measures to protect designated Architectural Conservation Areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Emer Maughan**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this <sup>9<sup>th</sup></sup> day of February 2026.