

An
Coimisiún
Pleanála

Commission Order ACP-324039-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

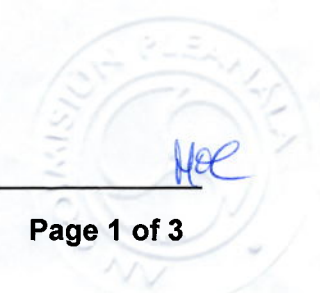
Planning Register Reference Number: SF102/2023

Appeal by Lorna Mauney-Brodek against the decision made on the 23rd day of July 2025 by Dublin City Council Council to grant, subject to conditions, a licence to Zhisheng Zhu.

Licence Application: Permission to place 6 tables and 12 chairs in a screened area of public footpath measuring 5.5 metres by 2.2 metres (12.1 square metres) at Queen Stop, 286 Rathmines Road Lower, Dublin 6.

Decision

In exercise of the powers conferred on it under section 254 of the Planning and Development Act, 2000, as amended, An Coimisiún Pleanála, directs the planning authority to GRANT a licence, based on the reasons and considerations under and subject to the conditions set out below.

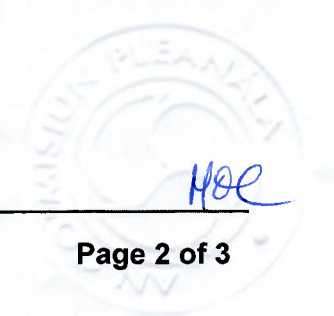


Reasons And Considerations

Having regard to the nature and extent of the proposed development for which a street licence is sought, to the location of the site on Rathmines Road Lower, in the commercial centre of Rathmines in Dublin City, and the objective for the area as set out in the Dublin City Development Plan 2022-2028, it is considered that, subject to compliance with the condition set out below, the temporary use of the street as an outdoor seating/serving area for Queen Stop would not seriously injure the amenities of the area, including the amenities of residential properties and would not have an adverse effect on the character of the area and would not be prejudicial to public safety by reason of traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



Conditions

1. This street furniture licence is granted subject to the following:
 - (a) The screened area shall not exceed 5.5 metres by 2.2 metres (12.1 square metres) and subject to a minimum footpath clearance of 1.8 metres.
 - (b) Operating times shall be 11:30 – 22:00 daily.
 - (c) The Dublin City Council 'General Licence conditions for the placing of tables and chairs outside a hotel, restaurant, public house or other establishment where food is sold for consumption on the premises'.



- (d) Heaters and advertising boards are not permitted.
- (e) No part of the screen (feet, base plates weighted bases) shall project beyond the screen or 2.2 metres from the building.

Reason: In the interest of clarity.

Marie O'Connor
Planning Commissioner of An Coimisiún Pleanála
duly authorised to authenticate the seal of the Commission.

Dated this *15th* day of *April* 2026.