



An
Coimisiún
Pleanála

Commission Order
PL-501048-DS-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: 5005/26

APPEAL by Kostas Efthymiou against the decision made on the 27th day of February, 2026 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The development will consist of two number signage panels relating to the applicant's dental business and signage relating to the street number of the property. The first signage panel is to be fixed above the existing ground floor window on the south elevation of number 2 South Circular Road. The panel will be wall mounted with a powder coated finish and lazer cut lettering. This panel will be flanked by two pin mounted powder coated numbers which will denote the street number of the property. The numbers are to be positioned at the east and west ends of the south elevation. The second signage panel is to be located in the garden area at the east side of the property between the south elevation of the main building and the south boundary of the site. The panel will consist of a single panel mounted on two painted metal posts. The signage panel will be powder coated with lazer cut signage and will display information relating to the applicant's dental practice on each side, all at Altona, 2 South Circular Road, Portobello, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the particular historical and current nature of the subject property, No.2 South Circular Road (a Protected Structure - Dublin City Development Plan 2022-2028, Record of Protected Structures Reference Number 1791), that comprises a commercial premises at ground floor level with residential accommodation above, and its retained shopfront that includes an overhead fascia panel, it is considered, subject to compliance with the conditions below, that the proposed signage would be sympathetic in design terms and would not be injurious to the special architectural character or setting of the protected structure. The proposed development would comply with Policies BHA2 (Development of Protected Structures) and BHA9 (Conservation Areas) of the Dublin City Development Plan 2022-2028 and would be consistent with Section 8.5.7 (New items fixed to the exterior of the building) of the Architectural Heritage Protection Guidelines for Planning Authorities, 2011 (Department of Arts, Heritage and Gaeltacht). The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed freestanding advertising structure in the garden area shall be omitted.

Reason: In the interest of avoiding excessive advertising clutter at the protected structure.

3. Prior to the commencement of development, the developer shall submit, for the written agreement of the planning authority, a specification and method statement covering all works to be carried out, to ensure the development is carried out in accordance with good conservation practice. In particular, revised drawings and specifications shall be submitted to clarify the design, construction details and illumination of the fascia sign.

Reason: In the interest of the protection of architectural heritage in accordance with the provision of the Architectural Heritage Protection Guidelines for Planning Authorities.



Liam McGree

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

Dated this 16th day of July 2026