

An
Coimisiún
Pleanála

**Commission Order
PL-501251-DN-26**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

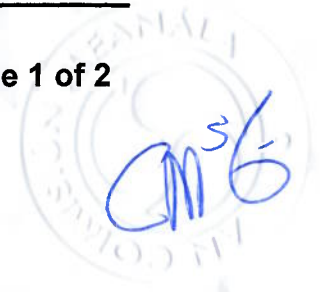
Planning Register Reference Number: WEB1359/26

Appeal by Royal Amusements Limited against the decision made on the 15th day of April, 2026 by Dublin City Council to refuse permission.

Proposed Development: Change of use of existing vacant retail unit located at ground floor level to a gaming outlet (containing amusement-with-prize machines) and proposed link access to an existing gaming outlet (containing amusement-with-prize machines) located at basement level previously granted permission by An Coimisiún Pleanála under appeal reference number ABP-309865-21, and all associated site works and services, all at 185 Parnell Street, at the corner of Dominick Street Lower, Dublin.

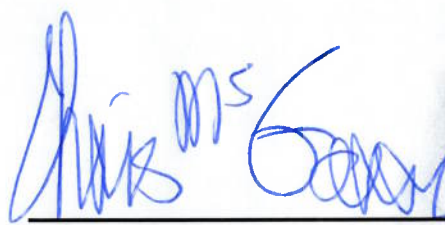
Decision

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 site in the central shopping core of the City, on a Category 2 shopping street, it is considered that the proposed use would be contrary to Policy CCUV16 (Category 1 and Category 2 Street), Section 15.14.12 (Night Clubs/Licensed Premises/Casinos/Private Member Clubs) and Section 8.12 (Category 1 and 2 Streets) of Appendix 2 of the Dublin City Development Plan 2022 – 2028, where there is a strong policy presumption against such uses which would undermine the retail / complementary uses/functions of the street and which seeks to promote higher order retail and complementary and active uses at street level on the principal shopping streets in the central shopping core, and to avoid the creation of dead frontage. The proposal would therefore be contrary to the provisions of the Dublin City Development Plan 2022-2028, would set an undesirable precedent for similar such uses in the area and would be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Planning Commissioner of An Coimisiún

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



Dated this 24th day of August 2026.