

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5253/25

Appeal by Razorlight Limited against the decision made on the 11th day of June, 2026 by Dublin City Council to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Development at ground floor level at number 9-10 Dawson Street, Dublin, a Protected Structure. The development consists of a modification to existing shopfront to include new fascia panels and internally illuminated signage, louvered soffit panels, new and amended entrance door to front of building at ground floor level, and to reinstate removed fascia and soffit panel over entrance door. Permission was previously granted (Web2295/25) for the use of the ground floor of number 9-10 Dawson Street and rear of 11-12 Dawson Street as a licensed restaurant. This new signage is to provide identification to the new outlet.

Decision

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 5(a) and AMEND condition number 6(b) so that it shall be as follows.

6. (b) In advance of works commencing on site, the applicant shall submit the following to the planning authority for written agreement:
 - (i) the fascia panel shall be black glass. Fixing details at a scale of 1:5 shall be submitted showing how the fascia would be affixed to the Protected Structure without any adverse impact on historic fabric,
 - (ii) the lettering to the signage shall be no greater than 40 cm in height. Photographic exemplars of the proposed lettering shall be submitted together with fixing and service details at a scale of 1:10, showing how the light fixtures would be affixed, and

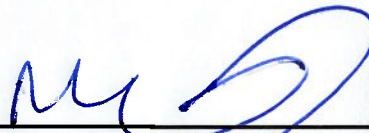
- (iii) visual samples of the proposed stone infill panel and ironmongery shall be submitted together with a specification for the proposed door and side panels. The frames of the entrance door and side panel shall be coated in anodised bronze,

Reasons and Considerations

Having regard to the design of the restaurant frontage, which is recessed back from the main building frontage, it is considered that the outward opening of the entrance door would result in the projection only very slightly onto the public footpath, at a location which is relatively sheltered. The Commission considered, therefore, having regard to the very limited “de minimus” impact on the public domain, that the application of Condition number 5(a), was not warranted.

Having regard to the totality of the information on the file, including the appellant’s proposed modifications received with the appeal submission, it is considered that the proposed black glass fascia panel would align with the requirements of the planning authority. The Commission also considered that the proposed anodised bronze coating to the entrance door and side panel, would be works of a minor nature, which would represent a reasonable compromise, and would not rule out a future reinstatement of a bronze framework. The Commission considered that such works would ensure that the integrity of the protected structure would be maintained.

The Commission considered that the proposed changes to Condition number 6(b) would not be detrimental to the special character of the protected structure and would not have an adverse impact on the wider Architectural Conservation Area. The proposed changes to Condition number 6(b) would, therefore, be in accordance with the proper planning and sustainable development of the area.



MaryRose McGovern

Planning Commissioner of An Coimisiún

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



Dated this *29th* day of *September* 2026