An Coimisiún Pleanála

Commission Order
PL-501846-DS

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2237/26

APPEAL by Brooklyn Bars Limited against the decision made on the 10th day of July, 2026 by Dublin City Council to refuse permission.

Proposed Development: Retention of an existing outdoor dining structure at ground floor level and associated works, including removal of advertising signage and commercial branding, refinishing of existing structure in a coordinated finish, replacement of canopy fabric with venue identification signage, and retention of projecting non-commercial national flags on both the Burgh Quay and D'Olier Street frontages pursuant to condition number 7 of Planning Permission Ref: 0090/00, all at River Bar, 1 Burgh Quay/D'Olier Street, Dublin (protected structure RPS reference number 1014).

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

PC

Reasons and Considerations

Having regard to the location of the site, the zoning objectives for the site and the scale and appearance of the structures, it is considered that the proposed retention of the flags and flagholders would seriously injure the character and appearance of the O'Connell Street and Environs Architectural Conservation Area, would adversely affect the setting of the adjoining protected structure, would contravene Policies BHA2(a) and (d), BHA7(a) and (b), and BHA9 of the Dublin City Development Plan 2022-2028. The flags proposed to be retained would create an undesirable precedent for similar development and would undermine the Z5 zoning objective. Furthermore, the proposed retention of the outdoor seating structure with its associated canopy and venue identification signage, particularly in the context of the objectives of the O'Connell Street and Environs Scheme of Special Planning Control (2022), which seeks to reduce visual clutter and incorporate the highest standards of shopfront design, would result in a development that would adversely impact on the visual amenities of the area. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

PC

The Commission also noted that the applicant had previously obtained a street furniture licence under the provisions of Section 254 of the Planning and Development Act 2000, as amended, (circa. 2013 to 2020) which relates to the granting of a licence of an outdoor seating area on a public footpath. The Commission considered that insufficient information has been provided with regard to the change in circumstances of legal interest of the applicant to seek retention of planning permission of the outdoor seating area, rather than a licensing application. However, having regard to the substantive grounds of refusal, the Commission decided not to pursue this matter.

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

Dated this 23rd **day of** October **2026.**