

An Roinn Pleanála & Forbairt Maoine

Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

Planning & Property Development Department

Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

T: (01) 222 2288

E: planning@dublincity.ie

30-Jul-2026

Brian Bolger
1 Sarsfield Quay
Arbour Hill
Dublin
D07R9FH

Application No.	WEB2359/26
Registration Date	04-Jun-2026
Decision Date	29-Jul-2026
Decision Order No	P4106
Location	298, North Circular Road, Phibsborough, Dublin 7
Proposal	Planning Permission is being sought by Maandeeq Catering Limited for an amendment of the opening hours of the café permitted under Dublin City Council Reg. Ref. WEB2009/25 (0800 hours to 1900 hours on Mondays to Sundays) to 0800 hours to 2300 hours on Mondays to Thursdays and 1000 hours to 0030 hours on Fridays and Saturdays and 1000 to 2330 on Sundays; at 298 North Circular Road, Phibsborough, Dublin 7
Applicant	Maandeeq Catering Limited, Maandeeq Catering Limited
Application Type	Permission

- **If you have any queries regarding this Decision, please contact the email shown above**

NOTIFICATION OF DECISION TO REFUSE PERMISSION

In pursuance of its functions under the Planning & Development Acts 2000 as amended, Dublin City Council, being the Planning Authority for the City of Dublin has by order dated 29-Jul-2026 decided to REFUSE PERMISSION for the development described above, for the following reason(s).

REASON(S)

1. The proposed amendment, which would significantly extend café opening hours into the late evening and early morning throughout the week beyond those currently permitted, would generate additional noise and disturbance that would significantly undermine the residential amenities of the area within which the commercial operation is located. This would be contrary to the objectives of the Z1 zoning that governs the area and would seriously injure the amenities of property in the vicinity. The development would therefore, by itself and by virtue of the precedent it would set for similar undesirable

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developments in the vicinity, be contrary to the proper planning and sustainable development of the area.

- Any observations or submissions received by the Planning Authority in relation to this application have been noted.
- Appeals must be received by An Bord Pleanála within **FOUR WEEKS** beginning on 29-Jul-2026. (N.B. not the date on which the decision is sent or received). This is a strict statutory time limit and the Board has no discretion to accept late appeals whether they are sent by post or otherwise. The appeal **MUST BE FULLY COMPLETE** in all respects - including the appropriate fee - when lodged. It is not permissible to submit any part of it at a later date, even within the time limit.
- Refund of Fees submitted with a Planning Application. Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months, where the full standard fee was paid in respect of the first application, and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of 8 weeks beginning on the date of the Planning Authority's decision on the second application.

Signed on behalf of the Dublin City Council

For Administrative Officer

Advisory Note:

Please be advised that the development types shown below can now be submitted via our online service

Domestic Extensions including vehicular access, dormers /Velux windows, solar panels

Residential developments up to & including four residential units (houses only)

Developments for a change of use with a floor area of no more than 200 sq. m

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Temporary permission (e.g. accommodation for schools)

Outdoor seating / smoking areas.

Shopfronts / signage