

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

21-Jul-2026

Gerard O'Meara
Nutgrove Office Park, D13, Nutgrove Ave,
Rathfarnham, Dublin 14, D14 PK25

Application No.	WEB1141/26
Registration Date	23-Jun-2026
Decision Date	20-Jul-2026
Decision Order No	P3942
Location	3 Brothers Restaurant, 153 - 155 Crumlin Road, Dublin 12
Proposal	RETENTION : The development will consist of: The retention permission for the following '3 Brothers illuminated signage at first floor level facing Crumlin Road. '3 Brothers' illuminated signage at first floor level facing Ardagh Road. '3 Brothers' circular projecting signage at first floor level facing Crumlin Road. '3 Brothers' illuminated signage on the fascia board at ground floor level. Street furniture including 6 picnic benches and planters facing Crumlin Road. 7 Windbreaker screens with associated signage placed along the boundary at 153-155 Crumlin Road, Dublin 12, D12 HA27
Applicant	Vantage Bars Ltd T/A "3 Brothers"
Application Type	Retention Permission

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

NOTIFICATION OF DECISION TO REFUSE RETENTION 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 20-Jul-2026 decided to REFUSE RETENTION PERMISSION for the development described above, for the following reason(s).

REASON(S)

Having regard to the extent and location of the signage both at ground and first floor level to the front of the site in the public realm, it is considered that the cumulative impact of the signs and outdoor seating areas would seriously injure the residential and visual amenities of nearby residential properties, in terms of noise and general disturbance. The development to be retained would therefore be contrary to the Z1 zoning objective for the site, which seeks to protect, provide and improve residential amenities, to the provisions

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of Section 15.7.5 of the current Dublin City Development Plan (2022-2028)
and 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 20-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