

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

13-Jul-2026

patrycja rogala
91 Ballyedmunduff road, Sandyford, Dublin 18,
D18XW65

Application No.	WEB2237/26
Registration Date	22-May-2026
Decision Date	10-Jul-2026
Decision Order No	P3853
Location	River Bar, 1 Burgh Quay/D'Olier Street, Dublin 2
Proposal	PROTECTED STRUCTURE / RETENTION: Protected Structure Retention permission for 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 7 of Planning Permission Ref: 0090/00. Protected Structure (RPS Ref: 1014).
Applicant	Thomas & Michael Meagher, Brooklyn Bars Limited
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 10-Jul-2026 decided to REFUSE RETENTION PERMISSION for the development described above, for the following reason(s).

REASON(S)

1. The retention of the outdoor seating area, screened enclosure, extendable canopies, flags and associated branding and advertising would be injurious to the character and appearance of this sensitive streetscape within the O'Connell Street and Environs Architectural Conservation Area. By reason of their scale, extent, design and visual prominence, the structures and associated signage would detract from the special interest and character of the Architectural Conservation Area and would adversely affect the setting of

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the adjoining Protected Structure. The proposed development would contravene Policies BHA2(a) and (d), BHA7(a) and (b), and BHA9 of the Dublin City Development Plan 2022-2028, would create an undesirable precedent for similar development, and would undermine the Z5 zoning objective, which seeks to consolidate and facilitate the development of the central area and to preserve and enhance its civic identity. The proposed development is therefore contrary to the proper planning and sustainable development of the area.

2. The retention of the flags and flagholders would be injurious to the character and amenities of this sensitive streetscape, would create visual clutter within the O'Connell Street and Environs Architectural Conservation Area, and would adversely affect the setting of a Protected Structure. The proposed development does not comply with Section 3.6 (Canopies, Flags and Security) of the O'Connell Street and Environs Scheme of Special Planning Control (2022). Accordingly, the development, if retained, would adversely affect the character and appearance of the Architectural Conservation Area, would set an undesirable precedent for similar development, and would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the location of the outdoor dining structure on footpath lands under the control, management and maintenance of Dublin City Council, and in the absence of the consent of the relevant landowner, the retention of the structure would result in the permanent loss of public realm and pedestrian space in an area of high pedestrian activity. The development would diminish pedestrian amenity, impede pedestrian movement, and set an undesirable precedent for similar encroachments onto the public realm. The proposed development would therefore be contrary to the proper planning and sustainable development of the area and the objectives of the Dublin City Development Plan 2022-2028 relating to pedestrian movement and the enhancement of the public realm.

- 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 10-Jul-2026. (N.B. not the date on which the decision is sent or received). This is a strict

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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

Temporary permission (e.g. accommodation for schools)

Outdoor seating / smoking areas.

Shopfronts / signage