

An Roinn Pleanála agus Forbartha, Clárlann / Cinntí
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

T: (01) 222 2288

E: planning@dublincity.ie

Date 20-Jul-2026

David Armstrong
Armstrong Planning Ltd
12 Clarinda Park North
Dun Laoghaire
A96 V6F9

Application No.	WEB2296/26
Registration Date	28-May-2026
Decision Date	17-Jul-2026
Decision Order No	P3990
Location	35, Drury Street, Dublin 2 D02P202
Proposal	PROTECTED STRUCTURE: RETENTION/PERMISSION : Works of alteration to the shopfront and front facade of a Protected Structure (RPS Ref. No. 2387) including (i) retention permission for the painting of the front facade and for the erection of lighting and new fascia signage and (ii) permission for installation of retractable awnings and the erection of a new blade sign.
Applicant	McGonagle Hospitality Limited, McGonagle Hospitality Limited

- If you have any queries regarding this Decision, please contact the e - mail shown above.

IMPORTANT NOTE:

Please be advised that compliance submission(s) can only be submitted in pdf format and by e- mail to compliances@dublincity.ie

Dear Sir/Madam

With reference to the above proposal submitted by you, you are hereby notified that the Planning Authority in pursuance of the powers conferred on it by the Planning & Development Acts 2000 (as amended) has decided to **GRANT PERMISSION** for:

It is recommended that retention permission is Granted for the lighting, the 'Mani' fascia signage, the 'Pizza & Spritz' fascia signage and that permission be granted for the installation of the retractable awnings. The proposed development would not materially contravene the policies

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and objectives of the Dublin City Development Plan 2022-2028 and would accord with the proper planning and sustainable development of the area, subject to the following conditions:

subject to the conditions specified in Schedule 1,

SCHEDULE 1 CONDITIONS AND REASONS

1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made thereunder are concerned, the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: To comply with permission regulations.

2. For the avoidance of doubt and in the interests of clarity, this permission shall relate to:

- (a) The retention of the lighting and the 'Mani' fascia signage
- (b) The retention of the Pizza & Spritz' fascia signage
- (c) Permission for 2no. retractable awnings.

No other works are authorised under this permission unless specifically provided for in the plans and particulars received by the Planning Authority and otherwise required by the conditions of this permission.

Reason: For the avoidance of doubt and in the interest of proper planning and sustainable development

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3. Notwithstanding the provisions of the Planning & Development Regulations 2001 (as amended), no advertisement signs (including any signs installed to be visible through the windows); advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on the building or within the curtilage, or attached to the glazing without the prior grant of planning permission.

Reason: In the interests of visual amenity.

4. Prior to commencement, the following requirements of the Conservation Division shall be adhered to:

a. A conservation expert with proven and appropriate expertise shall be employed to design, manage, monitor and implement the works to the building and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and facades structure and/or fabric.

b. The proposed blind or canopy shall not feature any signage or branding. 1:20, plan, sections and elevational drawing of the open-ended canopy and associated blind box shall be submitted together with visual samples and /or RAL Nos. for the proposed colour scheme.

c. All works to the Protected Structure shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of the Environment, Heritage and Local Government. Any repair works shall retain the maximum amount of surviving historic fabric in situ. Items to be removed for repair off-site shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.

d. All existing original features, in the vicinity of the works shall be protected during the course of the refurbishment works.

e. All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.

f. The architectural detailing and materials in the new work shall be executed

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to the highest standards so as to complement the setting of the Protected Structure and the historic area.

Reason: To protect the character and integrity of the Protected Structure.

5. The applicant shall adhere to the following conditions as required by the Transportation Planning Division:

a. Prior to the commencement of the development, revised plans and elevations shall be submitted to the planning authority for written agreement detailing an awning when fully extended having a minimum head height clearance of 2.40m.

b. All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

Reason: In the interests of pedestrian and traffic safety.

6. (a) The site and building works required to implement the development shall only be carried out between the hours of:

Mondays to Fridays - 7.00am to 6.00pm

Saturday - 8.00 a.m. to 2.00pm

Sundays and Public Holidays - No activity on site.

b) Deviation from these times will only be allowed where a written request with compelling reasons for the proposed deviation has been submitted and approval has been issued by Dublin City Council. Any such approval may be subject to conditions pertaining to the particular circumstances being set by Dublin City Council.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

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7. (a) During the construction and demolition phases, the proposed development shall comply with British Standard 5228 'Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control.'

(b) Noise levels from the proposed development should not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place. The rated noise levels from the site (defined as LAeq 1 hour) shall not exceed the background noise level (as defined in B.S. 4142:2014 by 10 dB or more.

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.

8. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developers expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

9. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Transportation Planning Division and the Noise & Air Pollution Section.

Reason: To ensure a satisfactory standard of development.

and to **REFUSE PERMISSION** for :

It is recommended that retention permission be refused for the painting of the brickwork at the first floor facade, and that permission be refused for the proposed blade sign, for the reasons outlined in schedule 2

for the reasons set out in Schedule 2

SCHEDULE 2 REASONS

1. The unauthorised colour scheme of the painted façade at first floor level wholly dominates the façade of the Protected Structure and has given rise to an overly strident visual effect which has resulted in serious injury to the special architectural character of the Protected Structure, adjoining Protected Structures and the Architectural Conservation Area. The proposed retention of the existing colour scheme to the façade would contravene Policies BHA2 and BHA7 of the Dublin City Council Development Plan 2022-2028, the Architectural Heritage Protection Guidelines for Planning Authorities and The Dublin City Council Shopfront Design Guide. The proposal would create an undesirable precedent for similar type development and would be contrary to the proper planning and sustainable development of the area

2. The proposed projecting (blade) sign at first floor level, by reason of its form, position and excessive visual prominence, would introduce unnecessary visual clutter to the façade and detract from the architectural character of the Protected Structure. The development does not comply with the Dublin City Council Shopfront Design Guide (p. 25, 2001), which states that projecting signs will not generally be permitted in order to avoid clutter in the streetscape. In addition, having regard to the special architectural interest of the building and its sensitive city centre context, the proposed sign would adversely affect the visual amenities and character of the streetscape, would fail to contribute positively to the setting of the Protected Structure, would create an undesirable precedent for similar type development and would therefore be contrary to the proper planning and sustainable development of the area.

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Signed on behalf of Dublin City Council

For Administrative Officer

The applicant should note that development on foot of this Decision to Grant may not commence before a notification of final grant has been issued by the Planning Authority or An Bord Pleanála following consideration of an appeal.

1. Your attention is drawn to the requirements of the attached “Codes of Practice”.

Schedule A: Drainage Division

Schedule B: Transportation Planning Division

Schedule C: Air Quality Monitoring and Noise Control Unit

N.B. It should be clearly understood that the granting of planning permission does not relieve the developer of the responsibility of complying with any requirements under other codes of legislation affecting the proposal and that a person shall not be entitled solely by reason of a planning permission to carry out any development.

2. A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.
3. A grant of Planning Permission does not entitle the applicant to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.

NOTES TO APPLICANT:

The decision of Dublin City Council in respect of this development does not imply or infer any approval or right to connect to or discharge wastewater to the public sewer network or the right to connect to the public water supply. The Applicant shall, prior to the commencement of

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Development, make all necessary arrangements with and get all necessary approvals from Irish Water in relation to wastewater discharges and water connections.

Appeals must be received by An Bord Pleanála within FOUR WEEKS beginning on 17-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 two months beginning on the date of the Planning Authority's decision on the second application.

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