

An Roinn Pleanála & Forbairt Maoine

Bloc 4, Urlár 3, Oifigi 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

16-Sep-2026

John Flynn
82 belmont park, raheny, dublin 5, D05 ED21

Application No.	WEB2812/26
Registration Date	22-Jul-2026
Decision Date	14-Sep-2026
Decision Order No	P4458
Location	27, Eustace Street, Dublin 2
Proposal	PROTECTED STRUCTURE: Planning Application is sought for proposed vertical sash opening section to new ground floor bay window to street at 27 Eustace Street, Dublin 2, a Protected Structure, for Pu Yuan Group Ltd
Applicant	Pu Yuan Group Ltd, Pu Yuan Group Ltd
Application Type	Permission

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

IMPORTANT NOTE:

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

NOTIFICATION OF DECISION TO GRANT 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 14-Sep-2026 decided to GRANT PERMISSION for the development described above, subject to the following condition(s).

CONDITION(S) AND REASON(S) FOR CONDITION(S)

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

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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. This Planning Permission is granted for a limited period of 2 years from the date of this grant at which date the Permission shall cease and the vertical sash opening section shall be removed and the land returned to its former state unless a further Permission has been granted before the expiry of that date.

Reason: In the interests of the proper planning and development of the area, and so that the effect of the development may be reviewed having regard to the circumstances then prevailing

3. The proposed takeaway element of the proposal shall be ancillary to the existing/permitted café use.

Reason: In the interests of clarity and consistency and orderly development

4. 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.

5. The following requirements of the Council's Conservation Division shall be complied with:

a) A conservation expert with proven and appropriate expertise shall be employed to design, manage, monitor and implement the works 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 fabric and the curtilage of the Protected Structure.

b) In advance of works commencing on site, the applicant shall submit the following to the Conservation Dept, for their written agreement

i. An accurate set of revised existing and proposed drawings indicating the following items where retained/removed in order to provide an accurate record of the Protected

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Structure

- ii. Correct fenestration to the windows on the upper floors (3-over-6 3rd floor level, 6-over-9 1st floor level shall be identified on the drawings;
- iii. Small extant projecting wall-mounted sign above the cornice between ground and 1st floor level and extant full-height rainwater downpipe and outlets adjacent to No. 26 shall be identified on the drawings;
- iv. Extant security alarm box above the cornice between ground and 1st floor level adjacent to No. 28; existing light fittings (3no. oversized downlights and 1no. central uplight and a large number of cables) located along the historic string course between ground and first floor level shall be identified on the drawings;
- v. 2no. wall vents below the existing canted timber window at ground floor level (as indicated on the 3D visualisations) and retractable awning above the existing window shall be identified on the drawings;
- vi. The painted signage panel above the ground floor window that has been removed shall be identified on the drawings.
- vii. The 2no. timber battens that supported a to-let / for sale sign on the brick façade shall be removed and remaining holes will be filled in an appropriate manner and in accordance with best conservation practice.
- viii. The proposed elevation drawing should be revised to indicate all proposed items indicated on compliance drawing no. 2439-ID-DES-Rev.A submitted for 4419/19Sub02 and deemed compliant by the Planning Authority; the proposed replacement retractable awning above the ground floor window shall not exceed the size of the existing awning; The fittings that will be served by the 3no. drill holes and cables on the right-hand side of the historic entrance door shall be clarified. The drawings shall clearly indicate what fittings will be removed in a contrasting colour – e.g. defunct signage, light fittings etc.
- ix. Accurate dimensioned 1:20 part-plan, section and elevation drawing of the existing (modern) timber window and linings, and proposed replacement timber sash window to facilitate a visual comparison between the existing and proposed timber windows. The slimmest timber sections possible (sash stiles, bottom, meeting and top rails) shall be achieved to accommodate the proposed triple-glazed units and sash boxes and all associated ironmongery to facilitate the lifting of the bottom sash for serving coffee.
- x. Clarify the purpose of the shallow horizontal glazed band at the top of the upper sash indicated in the 3D visualisations on pages 1 and 2 of BESLER information. Revised 3D images that include proposed permitted light fittings, general signage, and other items indicated on drawing no. 2439-ID-DES-Rev.A submitted for

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4419/19Sub02 and deemed compliant by the Planning Authority shall be identified on the drawings.

xi. Clarify if a door entry system is required and provide details and location of same

c) The Applicant shall seek the written authorisation of the Conservation Officer for any deviation from the methodology, materials and process described in the documentation submitted.

d) 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.

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

f) Any repair works shall retain the maximum amount of surviving historic fabric in situ and shall be scheduled and carried out by appropriately experienced conservators of historic fabric.

g) Items to be removed for repair off-site shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.

h) The architectural detailing and materials in the new work shall be executed to the highest standards to complement the setting of the protected structure and the historic area.

Reason: To ensure that the integrity of this protected structure is maintained and that the proposed repair works are carried out in accordance with best conservation practice with no unauthorised or unnecessary damage or loss of historic building fabric

6. The following requirements of the Council's Drainage Division shall be complied with:

a) The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

Reason: To ensure the protection of public drainage infrastructure, and the satisfactory management of surface water runoff.

7. The site development works and construction works shall be carried out in such a

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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.

8. 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.

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.

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.

1. A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.
2. 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.
3. Any observations or submissions received by the Planning Authority in relation to this application have been noted.

Note 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 Development, make all necessary arrangements with and get all

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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 14-Sep-2026. (N.B. this is 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

Temporary permission (e.g. accommodation for schools)

Outdoor seating / smoking areas.

Shopfronts / signage