

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

15-Jun-2026

Ian Ian Smyth
In Architecture
Dairy Cottage Studio
Bunmahon
County Waterford

Application No.	WEB5224/25
Registration Date	18-May-2026
Decision Date	12-Jun-2026
Decision Order No	P3557
Location	Clarke's City Arms, 55 Prussia Street, Dublin 7
Proposal	RETENTION PERMISSION : PROTECTED STRUCTURE: I, Dublin Outcasts, intend to apply for retention permission for development at this site, Clarkes City Arms, 55 Prussia Street, Dublin 7, within the curtilage of a protected Structure RPS No. 6874 The development will consist of the following siteworks. 1. The 3 number outdoor food outlets are operating side yard presently. 2. The Sauna business is operating at the side yard presently. 3. The outdoor dining area with a roofed structure, table and chairs is provided at the side yard presently.
Applicant	Dublin Outcasts, Dublin Outcasts
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 12-Jun-2026 decided to REFUSE RETENTION PERMISSION for the development described above, for the following reason(s).

REASON(S)

1. By way of its form, its ad-hoc, untidy, poorly-considered layout, siting and materiality, combined with the other unauthorised covered areas and screens to the rear and side of No. 55 Prussia Street (Protected Structure) used by the patrons of the City Arms Pub, albeit which are outside the red line site

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boundary but within the ownership of the Applicant, the proposed permanent retention of the existing development creates a cumulatively seriously adverse and injurious visual impact on the special architectural character and setting of the Protected Structure when viewed from the historic streetscape, and within the environs of the group of buildings that once formed the City Arms Hotel. As such the retention of the existing development would set an undesirable precedent and would contravene the requirements of Dublin City Council's 2022 – 2028 Development Plan Policies BHA2 a), b), d) and BHA9 and thus therefore contrary to the proper planning for the area.

2. Having regard to the various uses involved in the retention proposal, the proximity to existing commercial and residential uses in the area and potential interactions, it is considered that the documentation submitted with the application lacks sufficient details or clarification of same such that the Planning Authority cannot be assured that the proposed retention proposal does not unduly affect the amenity of the local area nor unduly affect public health, and also does not provide any ready base line for the appropriate application of mitigation measures to accommodate the proposed elements of the proposal. Therefore, the proposed development is considered 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 12-Jun-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.

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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