

DEPUTY PLANNING OFFICER

APPLICATION NO.	WEB1912/26
PROPOSAL	RETENTION: The development consists of alterations to the shopfront to include repainting, illuminating fascia signage, awning, and external illumination, together with all associated works.
LOCATION	76 Dame Street, Dublin 2, D02 YY54
APPLICANT	Gingko Restaurant Ltd., Gingko Restaurant Ltd.
DATE LODGED	21-Apr-2026
ZONING	
APPLICATION TYPE	Retention Permission

**Dublin City Council
PLANNING REPORT****REG REF NO:** WEB1912/26**LOCATION:** 76 Dame Street, Dublin 2, D02 YY54**APPLICANT NAME:** Gingko Restaurant Ltd.**PROPOSED DEVELOPMENT:** Retention for alterations to the shopfront to include repainting, illuminating fascia signage, awning, and external illumination, together with all associated works.**APPLICATION TYPE:** Retention Permission**DATE LODGED:** 21/04/2026**DECISION DUE DATE:** 15/06/2026**RECOMMENDATION:** Refuse Retention Permission**1.0 Site Notice Inspection**

Site Notice in place and in order.

2.0 Description of Site and Surroundings

The subject building comprises three storeys above ground level, featuring a rendered and painted upper façade and a glazed balcony with balustrading at first-floor level, located on the northern side of Dame Street. Dame Street is defined by a mix of commercial, retail, restaurant, café, hospitality, residential and office uses. The streetscape is distinguished by a variety of traditional and contemporary shopfronts, illuminated signage, projecting signs and display windows, which contribute to its vibrant and active urban character.

The site is bounded by Dame Street to the south, No. 77 Dame Street to the west (Eddie Rockets Restaurant), No. 75 Dame Street to the east (Brogans Pub), and Crane Yard to the north. An existing restaurant unit, 'Gingko Restaurant', occupies the ground floor, while the upper floors are in residential use.

3.0 Proposed Development

The proposed development consists of the retention for alterations to the shopfront to include repainting, illuminating fascia signage, awning, and external illumination, together with all associated works.

4.0 Zoning

The subject site is zoned Z5 'City Centre', aiming to '*consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.*'

5.0 Pre-Planning Consultation

None indicated.

6.0 Relevant and Recent Planning History

2301/17:

GRANT PERMISSION AND RETENTION PERMISSION for 1) i) Alterations to existing external ventilation system arrangements positioned at the rear of the property consisting of: extension to, and increased height of the external kitchen air extractor pipe to facilitate a higher emission point for extracted air above the level of the rear (third storey) flat-roof; and
ii) Change of use of the basement level from retail to restaurant to provide for additional restaurant seating and dining ancillary to the ground floor restaurant use; and
2) Retention Permission for continued use of the existing restaurant and facade signage at ground floor as permitted previously under planning permission reference 2189/11 and
3) All site development works.

3500/11:

GRANT PERMISSION for change of use at first floor only from office to residential by way of converting 2no. offices and toilets to become 1no. studio apartment and 1no. 2 bedroom apartment plus adjustments to common area and associated internal works. There is no change of use proposed for the other floors of the building.

2189/11:

GRANT RETENTION PERMISSION for change of use from retail to restaurant at ground floor level and facade signage.

2945/10:

REFUSE RETENTION PERMISSION for change of use from Retail to Restaurant at ground floor level and permission for a new facade signage.

WEB1187/09:

REFUSE PERMISSION for Erection of a banner type advertisement with approximate dimensions of 600mm x 2000mm high, fixed to the front facade of the building between the first and second floor.

3251/09:

REFUSE RETENTION PERMISSION for the existing banner type advertisement with approximate dimensions of 800mm x 3000mm high, fixed to the front facade of the building between the first and second floor.

3376/08:

GRANT PERMISSION for a change of use from proposed retail space as previously granted permission Ref. 2304/07 on basement and ground floor level. I propose on ground floor level (185sqm), deli/retail shop and off-license with food preparation kitchen, with store and service lift. I propose the sale of hot foods on both ground floor level and basement level with the consumption of these foods on and off the premise, I propose the sale of alcohol on both the ground floor level & basement level with the consumption of alcohol on and off the premise. On basement level (158sqm), managers office with staff & customer toilet facilities, ATM, card gallery shop, bookshop and coffee shop/wine bar with stock storage area to rear. I proposed to make amendments to the shop front as previously granted permission ref 2304/07 to include new illuminated "Castle Fayre" signage on timber facade with central, automatic double sliding doors, with internal security roller shutter.

5369/07:

GRANT PERMISSION for a change of use of first floor 40.40sqm existing office to new use as hair salon and associated uses together with name plate signage to south (front) elevation at 76 Dame Street, Dublin 2, a terraced building.

2304/07:

GRANT PERMISSION for a change of use of ground floor (146sqm approx) and basement (186sqm approx) from office space and ancillary office space to separate self-contained retail units at each level with own door entrances plus amendments to the shop front previously granted under planning permission application number 3914/03 and decision order no. P4280.

3914/03:

GRANT PERMISSION for the demolition of no. 76 Dame Street, and erection of a new 5 storey over basement mixed use building comprised of 3 no. 2 bedroom apartments and 1 no. 1 bedroom apartment totalling 309sqm on three levels over 146sqm of office and ancillary office space on

ground floor and basement. Development to include roof terraces, bicycle, bin, and goods stores and yard all to the rear.

3479/03:

GRANT SOCIAL HOUSING EXEMPTION CERT for SHEC - Demolition of No. 76 Dame Street & erection of new 5 storey over basement mixed use building comprised of 3 no. x 2 bed apartments & 1no. 1 bed apartment on three levels over office/ancillary space over retail & ancillary space.

1549/93:

GRANT PERMISSION for change of use of portion at rear of ground floor from offices to residential unit, new front at ground level, also revisions to permission granted for upper front elevation and rear elevation.

0500/93:

GRANT PERMISSION for change of use and conversion from offices on 1st, 2nd and 3rd floors to 6 residential units, revised shop front, front parapet and window treatment.

0070/87:

GRANT PERMISSION for the erection of new shop front change of use of basement from store to offices and change of use of first second and third floors from offices/workshops to offices solely.

7.0 Relevant Enforcement History

E0134/26: Unauthorised development to shopfront, therefore retention permission is sought within this application.

E0819/16: Air con unit/Permission for restaurant expired, however permission was sought and granted, therefore the case is closed.

E1126/09: Unauthorised use at ground floor level and unauthorised signage, however permission was sought and granted, therefore the case is closed.

E0905/08: It was alleged that the shop front of the above premises had been removed in breach of planning. It was further alleged that hot food was being sold at the above location, in the absence of Planning Permission. However the structure (s) were removed / reinstated, therefore the case is closed.

E0797/02: Banner of facade of structure (Protected structure). However the case was not expedient to take action, therefore the case is closed.

8.0 Consultations

Internal Consultees:

- Drainage Division: Recommends grant permission.
- Transportation Planning Division: Recommends grant permission or a request of further information.

Prescribed Bodies

- Uisce Eireann: Comments in relation to, should future connections to the public water or wastewater network be required, they must be subject to a connection agreement and comply with all relevant standards, separation distances and infrastructure protection requirements.
- Department of Housing, Local Government & Heritage: No comments received
- National Transport Authority (NTA): No comments received
- Transport Infrastructure Ireland (TII): Section 49 Levy Scheme for Light Rail

9.0 Submissions/Observations /Representations

None recorded on file.

10.0 Relevant Policies, Objectives and Standards Dublin City Development Plan 2022 – 2028

Dublin City Council's policy regarding such developments is set down in the Dublin City Development Plan 2022-2028. The following sections of the Development Plan, amongst others apply:

- Chapter 15 – Development Standards, Section 15.17.5 Shopfront and Façade Design
- Appendix 5, Section 8.3: *‘Taking in charge’*
- Appendix 17 – Advertising and Signage Strategy, Section 8 – Advertising Development Management Standards
- Retail Design Manual (2012)
- The Shopfront Design Guide (2001)

11.0 Planning Assessment

Retention permission is proposed for alterations to the shopfront to include repainting, illuminating fascia signage, awning, and external illumination, together with all associated works. Retention permission was sought to regularise unauthorised illuminated signage and shopfront lighting installed at the premises, following a Dublin City Council (DCC enforcement reg ref. E0134/26) warning letter identifying that these works were carried out without planning permission.

The previous ground-floor unit, occupied by *‘Acropolis Taverna’*, featured a simple light blue painted timber shopfront with a plain fascia and signage, and a blue-painted access door to No. 75. It was a modest commercial frontage with no notable architectural or historic significance.

The proposed shopfront is a painted timber frontage finished in a deep red colour with gold/brass detailing to the pilasters and door reveals. It follows a traditional shopfront arrangement with defined pilasters, a fascia signboard, and a recessed central entrance. The fascia displays the restaurant name *‘Ginkgo Restaurant’* in gold lettering on a dark red background, along with additional text and Chinese characters, applied directly to the fascia.

A fixed red corrugated awning projects over the shopfront at fascia level. The frontage includes large glazed display windows and entrance doors to the restaurant, with a side access door to the upper floors finished in dark green. The shopfront is externally illuminated by discreet downlight fittings located beneath the awning, providing downward-directed lighting to the fascia and entrance. The lighting is warm-white in tone and is static in nature, with no flashing or animated effects. There are no internally illuminated box signs, LED displays, or colour-changing lighting elements incorporated into the proposal.

The fascia board measures 0.97m in height, 6.20m in length. The signage text is 2.70m in length with an additional small text of 1.98m in length. The larger lettering is 0.32m in height, and the smaller lettering below are 0.10m – 0.20m in height. The signage is situated 2.85m above ground level.

The proposed signage is located within the fascia panel of the shopfront and is assessed having regard to Section 15.17 of the Dublin City Development Plan, the DCC Shopfront Design Guide (2001), and the Retail Design Manual (2012). In general terms, the guidance seeks to ensure that shopfront signage is appropriately integrated into the architectural composition of the building, is proportionate in scale, and avoids overly dominant or visually intrusive treatments that detract from the character of the host building and wider streetscape.

In this instance, while the fascia lettering itself is considered acceptable in terms of its scale, proportion, and containment within the fascia board, the overall shopfront design is not considered sympathetic to the host building. In particular, the use of a deep red colour palette combined with a corrugated awning and fascia introduces a level of visual emphasis and material expression that is not characteristic of the application building or its immediate context. These elements result in a shopfront treatment that is considered somewhat discordant with the architectural language of the host façade. The DCC Shopfront Design Guide (2001) and Retail Design Manual (2012) emphasise the importance of shopfronts being subordinate to, and designed in harmony with, the building above, with appropriate use of materials, restrained colour palettes, and avoidance of overly assertive or non-traditional canopy treatments. In this regard, the corrugated awning profile and strongly saturated fascia treatment are considered to depart from these principles and are not in accordance with the guidance.

Having regard to the above, while certain elements of the signage strategy, including the scale and placement of the lettering, are considered acceptable, the overall shopfront as constructed is not considered to integrate satisfactorily with the host building or to fully accord with the design principles set out in the relevant Dublin City Council guidance documents. The proposal, if permitted, could also set an undesirable precedent for the introduction of similarly dominant and non-contextual shopfront treatments on comparable buildings in the area. Furthermore, there are no comparable shopfronts in the immediate vicinity that incorporate similar design elements, particularly the corrugated awning profile, the strongly saturated colour treatment, or the overall material expression, all of which are considered out of character with the prevailing shopfront typology along this section of Dame Street.

11.1 Transport

The Transportation Planning Division (TPD) has examined the proposal and raises the following concerns in relation to the fixed awning structure:

The subject site is located on the northern side of Dame Street and comprises a ground-floor restaurant use. The proposal seeks retention of alterations to the existing shopfront, including repainting, illuminated fascia signage, an awning, and external lighting. This assessment focuses in particular on the proposed awning.

As shown on drawing ref. 26209-PL-3.02, the awning projects 550mm beyond the front boundary wall of the premises. The minimum clearance height above footpath level is 2.15m. The awning is of fixed, non-retractable construction and extends over the public footpath along a busy city-centre pedestrian route.

Structures or signage projecting over the public footpath are generally not acceptable, as they may interfere with access for maintenance and public realm management. This is contrary to Section 8.3 ('Taking in Charge') of Appendix 5 of the Dublin City Development Plan 2022–2028, which states that areas to be taken in charge by Dublin City Council must remain free of development both above and below ground, and that no part of a development should overhang public roads, footpaths, or other public realm areas where these are to be maintained by the Road Maintenance Services Section.

Given that the proposed fixed awning encroaches over the public footpath, its retention is not considered acceptable in its current form. Removal of the awning is therefore recommended.

12.0 Screening for Appropriate Assessment

Having regard to the nature and scale of the proposed development, and the distance to the nearest European site, it is considered that significant effects are not likely to arise, either alone or in combination with other plans and projects that will result in significant effects to any Natura 2000 area. A full Appropriate Assessment of this project is therefore not required.

13.0 Environmental Impact Assessment

Having regard to the nature and scale of the proposed development and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore be excluded at preliminary examination and a screening determination is not required.

14.0 Conclusion

Having regard to the foregoing assessment, it is considered that while the scale and placement of the fascia signage are acceptable, the overall shopfront design, including the deep red corrugated fascia and fixed projecting awning, is not sympathetic to the character of the host building or the prevailing streetscape of Dame Street and does not accord with the design principles set out in the DCC Shopfront Design Guide (2001), the Retail Design Manual (2012), and Section 15.17 of the Dublin City Development Plan. Furthermore, the fixed awning projects over the public footpath and is contrary to the requirements of Section 8.3 of Appendix 5 of the Development Plan. Accordingly, the retention of the development is not considered acceptable.

15.0 Recommendation

It is recommended that Retention permission is **REFUSED** for the following reason(s):

The proposed shopfront alterations, including the deep red fascia treatment, corrugated awning design and fixed awning projection over the public footpath, by reason of their design, materials and relationship with the host building and surrounding buildings, would be injurious to the character and visual amenities of this sensitive city centre streetscape, would interfere with the proper functioning of the public realm, and would be contrary to good shopfront design as set out in the Dublin City Council Shopfront Design Guide (2001), the Retail Design Manual (2012), Section 15.17.5 of the Dublin City Development Plan 2022–2028, and Appendix 5 thereof. The proposed development would therefore create an undesirable precedent for similar type development and would be contrary to the proper planning and sustainable development of the area.