

**An
Bord
Pleanála**

**Board Direction
BD-013865-23
ABP-317306-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/09/2023.

The Board decided to refuse permission for the following reasons and considerations.


In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the relevant drawings for the purpose of the appeal are the drawings submitted in the appeal documentation received by An Bord Pleanála on the 9th day of June, 2023, the amended scheme, not that originally submitted to the local authority. The Board considered that the design of the Shop Front Signage contravenes the Grafton Street Architectural Conservation Area and the Scheme of Special Planning Control for Grafton Street and Environs, 2019 and contravenes section 15.17.5 and BHA7 of the Dublin City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and development of the area.

Reasons and Considerations

It is considered that the design of the shop front would have a serious adverse and injurious impact on the architectural fabric and character of the building and on the surrounding environment, including the visual amenity afforded within the designated Grafton Street Architectural Conservation Area and the Scheme of Special Planning Control for Grafton Street and Environs. The proposed Shop Front Signage does not relate sensitively to the architectural detail, scale, proportions, and design of the building. The development would

result in an undesirable precedent for similar type development and would have a detrimental impact on the visual amenity of property in the vicinity. The proposed sign contravenes the Grafton Street Architectural Conservation Area and section 3.3.9 of the Scheme of Special Planning Control for Grafton Street and Environs, 2019 and contravenes section 15.17.5 and policy BHA7 of the Dublin City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and development of the area.

Board Member



Mary Henchy

Date: 25/09/2023