

An
Coimisiún
Pleanála

Direction
CD-020252-25
ABP-318865-24

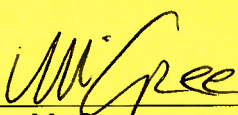
The submissions on this file and the Inspector's report were considered at a meeting held on 11/07/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Date: 17/07/2025


Liam McGree

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered that the proposed development, as it addresses St. Stephen's Green and Grafton Street, lacks a strong sense of original aesthetic and would not achieve a sufficiently high standard of placemaking, urban design and architecture at this key city centre location, and would, therefore, be contrary to the requirements of Policy SC19 (High Quality Architecture), Policy SC21 (Architectural Design) and Section 15.5.1 (Brownfield, Regeneration Sites and Large Scale Development) of the Dublin City Development Plan 2022-2028, which aim to encourage innovative, high quality urban design and architectural detail in all new development proposals, that positively

contribute to the city's built and natural environment and incorporate exemplar standards of high-quality, sustainable and inclusive urban design and architecture befitting the city's environment and heritage. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Note: The Commission did not share the view expressed by the Inspector that the existing shopping centre represents an exemplar twentieth century building and concluded that replacement of the existing façade, including the existing external trellis detailing and dome, would not contravene Policy BHA15 (b) of the Dublin City Development Plan 2022-2028, subject to an appropriately high quality design solution for this key city centre location.

Please arrange to issue a copy of this Direction to issue with the final Order.