



**An
Bord
Pleanála**

**Board Direction
BD-018583-25
ABP-319887-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/01/2025.

The Board decided to grant retention and permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to Policy CCUV16 of the Dublin City Development Plan 2022-2028, to promote active uses at street level on the principal shopping streets in the city centre retail core, and taking account of the configuration and location of the site, adjacent to several vacant sites, at the northern unpedestrianised end of Grafton Street opposite Trinity College Dublin, in an area which attracts substantial numbers of visitors, the Board considered that the retention of the change of use would contribute to an appropriate mix and balance of uses in the designated Area of Special Planning Control (ASPC) and would be in accordance with the proper planning and sustainable development of the area. The Board was also of the opinion that the proposed removal and replacement of signage, subject to the following conditions, would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse retention for change of use and permission for the removal and replacement of signage, the Board was mindful of the location of the site within the ASPC, and the Scheme of Special Planning Control for Grafton Street and Environs, and it considered the

totality of the number of retail units within the ASPC, including the current modest number of souvenir shops.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, received by the planning authority on the 26 day of March 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The lettering of proposed new signage comprising individual pin mounted back-lit letters shall not exceed 300mm, in accordance with the Grafton Street and Environs ACA Written Statement – Part 2 Section 5 Shopfront Design.

Reason: In the interest of proper planning and sustainable development.

3. Revised plans for the proposed new signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of proper planning and sustainable development

Board Member


MaryRose McGovern

Date: 08/01/2025