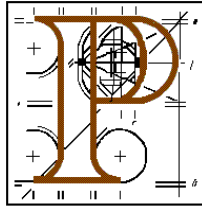


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 3845/16

An Bord Pleanála Reference Number: PL 29S.247724

APPEAL by Permanent TSB PLC care of Oppermann Associates of D1, The Steelworks, Foley Street, Dublin against the decision made on the 18th day of November, 2016 by Dublin City Council to grant subject to conditions a permission to RGRE Grafton Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Internal alterations and change of use to provide a 280 square metres retail unit (approximately) at basement and ground floor levels (in lieu of financial services (Class 2(a)) and ancillary office/storage space); the omission of the existing mezzanine floor (67 square metres approximately) and minor external elevational amendments at number 70 Grafton Street and numbers 1 and 2 Harry Street, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the nature and extent of the proposed development, the planning history of the site, the current use of the premises, the polices and provisions of the current Dublin City Development Plan including the Z5 zoning objective and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would not detract from the vitality and vibrancy of the town centre. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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. (a) Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on the building or within the curtilage of the site, or attached to the glazing, without the prior grant of planning permission.
- (b) A window display shall be maintained at all times and the glazing to the shopfront shall be kept free of all stickers, posters and advertisements.

Reason: In the interest of visual amenities of the area.

3. Water supply and drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.