



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4590/17

APPEAL by Chopped Grafton Limited care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 23rd day of February, 2018 by Dublin City Council to refuse permission to the said Chopped Grafton Limited.

Proposed Development Comprising (i) retention permission for change of use from newsagents with delicatessen for the sale of hot and cold food and off-licence to gourmet salad bar/delicatessen (Freshly Chopped - The Healthy Food Company) for the sale of gourmet fresh salads, sandwiches and soups; (ii) retention and permission for new shopfront and revised fascia level signage; and all ancillary works necessary to facilitate the development at 109 Grafton Street, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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

The proposed retention and permission of the change of use to gourmet salad bar/delicatessen for the sale of gourmet fresh salads, sandwiches and soups, would result in a loss of a ground floor retail unit and presence on Grafton Street, a Category 1 shopping street, where the Development Plan policy is to protect the primary retail function of these streets as the principal shopping streets in the retail core with an emphasis on higher order comparison retail and a rich mix of uses. It is considered that the proposed retention and permission would seriously injure the amenities of the area, would detract from the retail character, would result in an undesirable precedent for future non-retail development on this street and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.