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## Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4166/18

**Appeal** by JD Sports PLC care of Conor Sheehan Planning Consultant of Law Library, Four Courts, Inns Quay, Dublin against the decision made on the 7<sup>th</sup> day of December, 2018 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Removal of the existing signage on the shopfront's fascia board and its replacement with new signage all facing onto Grafton Street at 40 Upper Grafton Street, Dublin.

## Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to **AMEND** condition number 2 so that it shall be as follows for the reason set out.

2. The signage shall accord with the proposed design set out in Figure 1 in the appellant's submission which was received by the Board on the 11<sup>th</sup> day of January, 2019 and shall be confined to the proposed individually mounted lettering only. Prior to the commencement of development, the developer shall submit revised drawings, showing this amendment with full details of the proposed lettering display and the method of illumination, for the written agreement of the planning authority.

**Reason:** In the interest of orderly development and visual amenity.

## **Reasons and Considerations**

Having regard to the Dublin City Development Plan 2016-2022, according to which the site location comes within an area subject to the 'Z5' zoning objective is, "to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity" and to the Grafton Street and Environs Architectural Conservation Area, 2013 according to which Grafton Street is a Category 1 Shopping Street, it is considered that, subject to compliance with condition number 2, as amended, the proposed development would not seriously the visual amenities of streetscape character of Grafton Street and the public realm and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **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.

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**Dave Walsh**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2019.**