

An
Coimisiún
Pleanála

Commission Order
ABP-318865-24

Planning and Development Acts 2000 to 2022

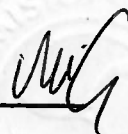
Planning Authority: Dublin City Council

Planning Register Reference Number: 3012/23

APPEAL by An Taisce of 5 Foster Place, Dublin and by Frank McDonald of 6 The Cedar, Glensavage, Avoca Road, Blackrock, Dublin against the decision made on the 14th day of December 2023, by Dublin City Council to grant permission, subject to conditions, to DTDL Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin for the proposed development.

Proposed Development: The proposal is for the rejuvenation of the Stephen's Green Shopping Centre, involving the internal reconfiguration and partial redevelopment of the Centre, while maintaining a number of existing retail units and elements of the existing building structure. The proposal will result in a building of up to eight number storeys over basement of retail, cafe/restaurant/bar and office uses (excluding mezzanines in retail/cafe/restaurant/bar units at ground floor and basement, and car park levels). The proposal includes the construction of three storeys of offices over the existing car parking structure (with the omission of the existing uppermost car park level). The proposal includes retail and office uses at first floor and the provision of office use at proposed 2nd to 7th floor levels.

There is a general increase in height across the development over the existing shopping centre and multi-storey car park, which varies across the site. The maximum height increase over the existing multi-storey car park, which includes plant screen parapets and when measured from the low point on King Street South, is 11.18 metres (existing 30.59 metres to a proposed 41.77 metres). The maximum height increase over the existing shopping centre (excluding the multi storey car park), which includes plant screen parapets/glazed atrium roof and when measured from the low point on King Street South, is 13.27 metres (existing 25.5 metres to a proposed 38.77 metres). A total gross floor area of 87,932 square metres is proposed, which includes a net reduction of retail floor area to 19,049 square metres, a net reduction of the existing cafe/restaurant uses to 1,740 square metres, and a net reduction of bar (public house) uses to 789 square metres, 35,043 square metres of offices and ancillary spaces (including existing floor area where retained) are proposed. The overall net increase in Gross Floor Area over the existing development is 21,419 square metres. The proposal will include a reconfigured internal mall opening onto Saint Stephen's Green providing access to new and existing retail and cafe/restaurant units at ground and first floor. Retail, cafe/restaurant and bar (public house) units and office entrances are provided on the King Street South frontage, and on the Saint Stephens' Green West frontage. The proposed development will include 551 number car parking spaces and 512 number bicycle-parking spaces. This represents a reduction in 138 number car parking spaces from the number of spaces at present. The proposed development includes all associated works including demolition of existing structures, utilities connections, roof level plant and telecommunications infrastructure, temporary construction works, and site hoarding and public realm works, all at Stephen's Green Shopping Centre, Saint Stephen's Green, Dublin. The site is bound by Saint Stephen's Green West to the east, King Street South to the north, Glovers Alley to the south (in part) and Mercer Street Lower to the west, on a site area of 1,452 hectares. The proposed development was revised by further public notices received by the planning authority on the 11th day of September 2023.

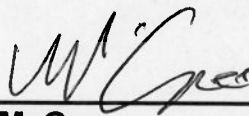


Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

It is considered that the proposed development, as it addresses Saint 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.



Liam McGree

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 24th day of JULY 2025.