

An
Bord
Pleanála

Board Order
ABP-319887-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3438/24

Appeal by FashionFlo Investments Limited care of Thornton O'Connor Town Planning of 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 15th day of May, 2024 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Retention permission is sought for a change of use at ground floor level (101.42 square metres) and first floor level (94.80 square metres) from retail to a souvenir shop. Permission is sought for the removal of existing façade signage and its replacement with new signage comprising individual pin mounted back-lit letters at 111 Grafton 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.

**An amendment to this
Board Order has been made**

Dated 03/03/2025 ABP-319887-24

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Signed: Secretary Eileen Wynn

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 Area of Special Planning Control, 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 Area of Special Planning Control, including the current modest number of souvenir shops.

**An amendment to this
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Dated 03/03/2025

Signed: **Secretary**

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Conditions

1. The development shall be retained, 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. The lettering of proposed new signage comprising individual pin mounted back-lit letters shall not exceed 300 millimetres, in accordance with the Grafton Street and Environs Architectural Conservation Area Written Statement – Part 2 Section 5 Shopfront Design.

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

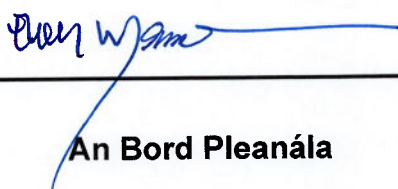
3. Revised plans for the proposed new signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

An amendment to this
Board Order has been made

Dated 08/03/2025

Signed: Secretary

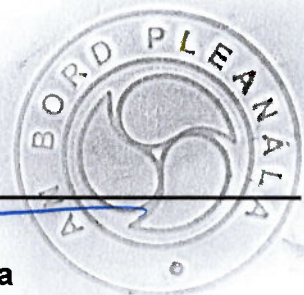




4. The developer shall pay to the planning authority a financial contribution in respect of Luas Cross City (St. Stephen's Green to Broombridge Line) in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 of the Planning and Development Act 2000, as amended. The contribution shall be paid within three months of the date of this Order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.
- Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.


MaryRose McGovern

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



An amendment to this Board Order has been made Dated this 14 day of January 2025.

Dated 03/03/2025

Signed: Secretary 