



An
Coimisiún
Pleanála

Commission Order
ABP-323188-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2449/24

APPEAL by Perfect Stripe Limited care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 4th day of July, 2025 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Protected Structure: permission and retention:

(a) Permission for external seating area to front (south) of building 10 square metres with chairs, tables, un-branded wind-breaks, within curtilage of site abutting public footpath.

(b) Retention permission for:

(i) change of use of (a) basement from retail to offices [410 square metres] (b) ground floor from retail/storage to office [385 square metres] and café [185 square metres] and (c) first floor from retail with ancillary accommodation to offices and ancillary accommodation [600 square metres];

(ii) minor internal alterations to non-original partitions;

(iii) replacement of fascia sign consisting individual cut out built-up brass letter on existing stone fascia;

all at 6 and 7 Saint Stephen's Green, Dublin.

Decision

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

Reasons and Considerations

Having regard to the city centre zoning objective (Z5) for the site, as set out in the Dublin City Development Plan 2022 - 2028, the location of the development within the geographically defined "City Centre Retail Core" (Figure 7.2 of the Development Plan) and the overall policy framework provided by the Development Plan, including the primary status of Dublin City centre in the retail hierarchy, it is considered that the loss of retail floor space and the creation of office floor space is contrary to retail policy CCUV8 (promotes and facilitates competition and innovation) and retail policy CCUV28 (supports and promotes the development of retail service at all levels of the retail hierarchy) of the Dublin City Development Plan 2022 - 2028. The proposed development and the development proposed to be retained would, therefore, be contrary to the provisions of the Dublin City Development Plan 2022 - 2028 and to the proper planning and sustainable development of the area.



Emer Maughan

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 19th day of November 2025.