

Proposed Draft Variation (No. 15)

of the

Dublin City Development Plan

2005-2011

**The Statutory Display of this proposed Draft Variation (No. 15)
of the Dublin City Development Plan 2005-2011
will be on view to the public from
10th January, 2007 to 6th February, 2007 inclusive
Monday to Friday (excluding Public Holiday)
between the hours of 9.30 a.m. and 4.30 p.m. at the
Dublin City Council
Civic Offices,
Ground Floor, Block 4,
Wood Quay,
Dublin 8.**

or at www.dublincity.ie

**PROPOSED DRAFT VARIATION (NO 15) OF THE DUBLIN CITY DEVELOPMENT
PLAN 2005 – 2011**

PROPOSAL

It is proposed to vary the Dublin City Development Plan 2005-2011 by designating the South City Retail Quarter as an Architectural Conservation Area.

The proposed Architectural Conservation Area breaks into two areas, the first extending eastwards of Grafton Street to Dawson Street and from a line just south of Nassau Street to St. Stephen's Green, the second extending from Georges Street South to Clarendon Street, and College Green/Exchequer Street to Stephen's Street.

The exact boundaries of the proposed Architectural Conservation Area are delineated on the map accompanying the public display, together with the full text of the Architectural Conservation Area Plan.

Why Designate as an Architectural Conservation Area?

This compact and vibrant urban quarter was shaped during the great classical era of urban planning and building in 18th century Dublin. The area was originally laid out as a simple grid of streets and has survived intact – a testament to the inherent coherence and practicality of the original layout and development.

Although developed as a series of small but piecemeal set pieces by different landlords/developers, the individual streets reveal a strong sense of visual and architectural unity. It is important to note that these streets, including the remaining building stock are as significant a record of the great classical era of planning and development in Dublin as the more renowned Georgian squares.

The purpose of the Architectural Conservation Plan is to protect and enhance the special architectural character of these historic Georgian streetscapes and plan for the harmonious adaptation of this fabric to contemporary life.

Key Objectives

The key elements of the Architectural Plan may be summarised as follows: -

Development which would consist of or comprise the carrying out of works to the exterior of a structure located within the Architectural Conservation Area and would materially affect the character of the area concerned will no longer be exempted development, unless otherwise specifically stated. This is in accordance with Section 82 (1) of the Planning and Development Act 2000 and Article 9 (1) (xii) of the Planning and Development Regulations 2001.

Works that constitute a material alteration to the exteriors of non-protected structures in the Architectural Conservation Area will require a specific grant of planning permission.

Applications for demolition of structures on designated development sites must be justified having regard to the special character of the Architectural Conservation Area and accompanied by a viable proposal and a firm commitment to replacement with a well-designed structure appropriate to its context.

Proposals for demolition of structures on other lands will only be considered in exceptional circumstances and where they are supported by a rationale related to the overall enhancement of the urban structure including the creation of new pedestrian routes, public spaces and intensification of use.

The provision of higher order retail outlets will be promoted at basement, ground and first floor levels in order to strengthen and consolidate the Grafton Street area as a major shopping destination and maintain a good balance between shopping, leisure and cultural uses.

The provision of additional retail and complementary activities such as restaurants and cafes, art galleries and craft showrooms, tailors, hairdressers, barbers and beauticians and other specialist services will be promoted at first floor levels. Planning permission will be refused for uses that detract from the essential character of the street.

Modern and innovative shopfront design will be promoted, in conjunction with the use of high quality materials and the completion of works to a high standard.

Strategic Environmental Appraisal

The Planning Authority determined, using the criteria set out in Schedule 2A Planning and Development Regulations 2001-2004, the DEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment was not required for the proposed Draft Variation to the Dublin City Development Plan 2005-2011 for the site set out above and the prescribed bodies have not objected to this determination within the appropriate period.

Written Submissions or Observation

Written submission or observations with regard to the proposed draft variation made to the Planning Department within the said period will be taken into consideration before making the variation.

Objections and/or representations to this Proposed Draft Variation to the DUBLIN CITY DEVELOPMENT PLAN 2005-2011

can be made in writing, to reach:

Tom Vaughan,
Planning Department,
Dublin City Council,
Block 4, Floor 3,
Civic Offices, Wood Quay,
Dublin 8.

Or can be E-Mailed to:

planning@dublincity.ie

BEFORE 4.30 P.M. ON Tuesday, 6th February, 2007

Objections / representations can also be posted in the box
provided immediately next to the public display.

--