

**Proposed Draft Variation (No. 8)**

**of the**

**Dublin City Development Plan**

**2005-2011**

**The Statutory Display of this proposed Draft Variation (No. 8)  
of the Dublin City Development Plan 2005-2011  
will be on view to the public from  
18th May, 2006 to 14th June, 2006 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.**

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**PROPOSED DRAFT VARIATION (NO 8) OF THE DUBLIN CITY DEVELOPMENT  
PLAN 2005 – 2011**

**Proposal**

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

The extent of the area includes the whole of Grafton Street, from its junction with College Green to the north, extending southwards to the junction with St. Stephens Green. The area extends to the east along St. Stephens Green North as far as Dawson Street and to the west along South King Street as far as the Gaiety Theatre.

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?**

The proposed draft variation to designate Grafton Street as an Architectural Conservation Area arises following: -

Objective H8 of the Dublin City Development Plan 2005-2011 (Chapter 10 Heritage) to evaluate Grafton Street for designation as an Architectural Conservation Area.

Planning policy established in Part 8 (Implementation and Phasing) of the framework plan for the retail core “Dublin City Centre – Developing the Retail Core.” (2005)

**Explanation**

Grafton Street is one of Dublin’s best known destinations, celebrated in song, verse, film and literature with a long and rich history dating back to the early 17<sup>th</sup> century. The unique form of the street combined with the architectural quality of many of its buildings creates a distinctive physical character, which enhances the commercial and social functions of the street.

Despite its strong physical character and economic performance, a number of recent trends is detracting from its attractiveness and threatening the long term viability of the street. These trends relate largely to the increasing imbalance in the mix of uses in the street, the deteriorating quality in the design of shopfronts and the public domain, including the condition of street paving and street furniture. As part of an initiative to address these issues Dublin City Council is proposing to designate the street as an Architectural Conservation Area.

The character of Grafton Street is not rooted in any one dimension but is multi-faceted with economic, physical and social aspects, all of which contribute in part to its unique quality. It is this unique character that Dublin City council wishes to protect and enhance. The key objectives of the Architectural Conservation Area plan may be summarised as follows: -

- The ACA status will require all works to the main facades of buildings in the street to be made subject to planning permission, including works currently exempt from planning permission. These are specified in the Development Management Policy for the Grafton Street ACA. Any person proposing to carry out works to the exterior of a building on Grafton Street should refer to these.
- As the predominance of certain uses has been identified as an issue for Grafton Street it is intended to prepare an ASPC (Area of Special Planning Control) to give the planning authority greater control in maintaining a balance in the mix of uses in the street. This process will follow on from the making of the ACA.
- It is an objective to carry out a co-ordinated street improvement scheme for Grafton Street that will upgrade the existing paving and street furniture. Paving work will be to a high design standard and of high quality paving materials and complementary in slab size, colour and texture with the architectural character of the street. As yet there is no time scale proposed for this work.
- As part of the proposed street improvement scheme it is proposed to create a new public space at the top of Grafton St at its junction with St Stephens Green and to provide for a special treatment of the space at the junction with Nassau St/Suffolk St

### **South East Area Committee**

The draft report was presented to the councillors at the South East Area committee. It was agreed to initiate the procedure.

### **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:**

**Niamh Lambert,  
Administrative Officer,  
Planning Department,  
Dublin City Council,  
Block 4, Floor 3,  
Civic Offices, Wood Quay,  
Dublin 8.**

**Or can be E-Mailed to:**

**[planning@dublincity.ie](mailto:planning@dublincity.ie)**

**BEFORE 4.30 P.M. ON Wednesday, 14th June, 2006**

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