

Scheme of Special Planning Control for Grafton Street and Environs 2013

REVIEW 2019

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A) Introduction

Passed by resolution of Dublin City Council in 2013, the Scheme of Special Planning Control (or SSPC) for Grafton Street and Environs has been in place for over 5 years. It replaced a previous scheme dating from 2007. The purpose of the SSPC is essentially to reinforce Grafton Street's reputation as a major shopping destination, providing a wide range of multiple and independent stores, as well as 'lifestyle stores', flagship stores, niche and specialist retailers.

Under the relevant legislation, Section 86 of the Planning and Development Act 2000 (as amended), a Planning Authority is obliged to review such a scheme every 6 years, and may by resolution 'amend or revoke' the scheme in accordance with stated requirements. This report constitutes such a review in the above context. The main body of this report comprises firstly a land use /unit survey, and secondly a review and update of the SSPC document 2013.

Since the adoption of the scheme in 2013, the context for the area of special planning control has changed significantly. Influential factors include the adoption of a new City Development Plan (2016-2022) inclusive of revised and updated policies relating to retailing, public realm, and conservation. The broad economic environment has also strengthened, and public realm and public transport have both progressed in the vicinity of Grafton Street. Whilst the retail environment remains buoyant generally, demand for some specialist areas is changing.

B) Land Use/Unit Survey and related research

A survey of all the units within the SSPC was carried out at the end of July 2018. This survey information is available in Appendix 1.

The survey involved a check of businesses occupying each unit and at each floor, which forms a useful snapshot of uses. This was compared with the earlier survey of 2013, which helped ascertain those businesses which had changed hands during the intervening period. Such changes were then examined in regard to land-use controls contained in the SSPC, with a view to gauging the success or otherwise of the schemes implementation and whether any additional measures may be required for inclusion on the SSPC.

Where relevant, a site specific planning history search was carried out in order to ascertain the planning status of any new use/occupant. Photographs were taken of the units in question.

Survey Results/outcome

1. Ground floor uses & changes observed

Vacancy

As observed in the survey, 7 ground floor units which were vacant in 2013 are now occupied. 3 newly vacant units were observed in the current survey, reflecting a general improvement in the overall vacancy level over time.

Unit uses

Retail uses are generally strong with a high number of units changing between such specific uses such as clothing, shoes and cosmetics retailers. Phone shops and charity shops no longer have any presence in the area. In relation to some specific uses;

- Four convenience retail outlets have changed to other uses (one is vacant), reflecting the successful implementation of section 1.1.12 of the scheme, in which 'newsagents/convenience stores' are not permissible due to their impact on the character of the street.
- Three separate phone shops have changed use, one now being vacant, and two being in retail use. Two phone shops now remain. This suggests some success in the implementation of section 1.1.12 of the scheme, in which it is stated that mobile phone shops are seen as undesirable and it is policy not to grant permission for them.
- Two charity shops have changed to retail use – a bookshop and clothing shop, reflecting strong demand for such retail units
- Three units changed to uses which included a café use, applications for which in Category 1 Streets are considered on their merits by the Planning Authority and such developments will be permitted provided the primary retail function of the street will not be undermined (see p. 129 of Appendix 3 Retail Strategy of the Dublin City Development Plan 2016-2022).

2. First floor uses & changes observed

Of 8 vacant upper-floor units in 2013, only one of these still remains evidently vacant, with four of them now occupied by retailing. Five previously occupied units have however become vacant during the same period, so overall there appears to have been a net reduction of the total number of vacant units in the period 2013-2018, from 8 to 6.

Another observation is that 5 units where occupancy has changed, have changed to services. 2 units have changed from office/store to retail floorspace.

The overall trend for first floor uses is one where retailing at first floor level has gained somewhat in strength, with services maintaining a relatively consistent presence.

3. Remaining upper floor uses & changes observed

6 previously vacant units are now occupied, but 5 previously occupied units are now vacant, reflecting little significant change in the overall vacancy level of the upper floors above first floor level. Offices/stores remain common uses for these upper floors, often supporting retail uses on floors below. A mix of services are also present.

C) Review of SSPC Document 2013

Reviewing the document takes account of the following changes which have taken place since the adoption of the scheme in 2013;

- Changes to policy
- Trends observed on foot of the 2018 review of land uses and occupiers of buildings within the scheme boundary as set out in the previous section. The survey itself is tabulated in Appendix 1.

Each subsection of the document is taken in turn below i.e.;

Vision

Executive Summary

Part 1 Land Use

Part 2 Maximising the Use of Buildings

Part 3 Shopfronts and Advertisement Structures

Part 4 The Built Fabric

Part 5 The Public Realm

Appendix 1 Definitions

Appendix 2 Appropriate Assessment and Strategic Environmental Assessment

Vision

The vision remains robust. The SSPC is related to the Grafton Street and Environs Architectural Conservation Plan, and this relationship remains relevant and appropriate. Some text under the heading 'Duration' could be amended, simply to reflect the fact that the scheme has now been in place for 5 years and has been reviewed in accordance with legislation.

Recommended change;

Under heading 'Duration', omit all text of first sentence after word '2013' and replace with "and has been reviewed in 2019 following a survey in July 2018 and consideration of changing uses". In the second sentence of this para, omit the words "over this six year period".

Executive Summary

This section remains relevant. Reference in part 3 to the 'outdoor advertising strategy' should however contain reference to its incorporation in to the development plan.

Recommended change:

Part 3.Omit "adopted by Dublin City Council in January 2013" and replace with "as contained in Appendix 19 of the Dublin City Development Plan 2016-2022".

Secondly, the final sentence of Part 5, relating to Public Realm needs updating .

Recommended change:

Replace the final sentence of Part 5 with; “This section refers to public realm works carried out since the scheme was adopted and refers to proposed future works.”

Part 1 Land Use

Section 1.1.4 needs to be updated/revised;

Policy ref FC32 relates to content of the previous Development Plan and encourages the protection of the existing or last use of protected structures. There does not appear to be any equivalent policy in the current development plan and therefore relevant sentences can be omitted. It could be replaced by appropriate text.

Recommended change:

Omit text of 1.1.4 as far as end of italic text, replacing with;

“The City Development Plan encourages, where possible, the retention of the historic use of each protected structure, as this is the use for which it was built. Where changes of use are proposed these should aim to maintain historic fabric and be compatible with long term conservation. The Development Plan provides detailed guidance in this regard.”

Reference to FCO27 (relating to Bewleys Oriental Cafe) in the last few lines should be amended to reflect the content of objective CHCO9, which replaces FC027.

Recommended change:

The final sentence of 1.1.4 should be replaced by the following;

“Dublin City Development Plan objective CHCO9 seeks to acknowledge the importance of Bewley’s Oriental Café at No. 78/79 Grafton Street, by encouraging the protection of the use of the entire building as a café which is intrinsic to the special character of the building”.

Section 1.1.6

The references to sections of the Dublin City Development Plan 2011-2017 to be updated and amended.

Recommended change:

Text stating “(see para 10.5.2 and Fig 18)” to be replaced by “(see para 7.6.1, Fig. 8 and also the Retail Strategy in Appendix 3)”

Reference to the Retail Core Framework Plan in the 3rd para of 1.1.6 needs to be amended and a relevant policy included.

Recommended change:

The word “(2007)” should be placed after ‘Retail Core Framework Plan’ in the 1st sentence. The following additional sentence should be added to the end of the para; “Policy RD13 of the Dublin City Development Plan 2016-2022, in referring to the status of the city centre retail core, states that regard should be had to the relevant objectives of this Framework Plan.”

Sections 1.1.7 – 1.1.11: These sections remain relevant and applicable.

Section 1.1.12 is being successfully implemented. There is however an inconsistency between this section and section 2.2.0 in relation to personal care/grooming services. These are not permissible under S 1.1.12, yet S 2.2.0 encourages ‘hairdressers, barbers and beauticians’ at first floor level. On this basis greater clarity may be provided in 1.1.12 by specifying that ‘personal care and grooming services’ are not permissible at ground floor level only.

Recommended change:

1.1.12 Add text after ‘personal care and grooming services’ stating “(at ground floor level)”.

Part 2 Maximising the Use of Buildings

Section 2.2.0 seeks inter alia that upper floors should not be used predominantly for storage or office uses, and section 2.2.1 seeks the intensification of upper floors.

First floor uses now have an increased level of retail and services present. For floors above first floor, it appears that there has been some limited intensification of service uses and some additional retailing, yet storage and office uses supporting retailing on the ground and first floors remain a significant use. This said, the SSPC policies remain appropriate.

Sections 2.2.2 to 2.2.4 remain applicable

Part 3 Shopfronts and Advertising Structures

Sections 3.3.0 to 3.3.13 inclusive remain applicable. In relation to advertisement structures, Section 3.4., the outdoor advertising strategy 2013 referred to in subsection 3.4.6 has been integrated into the City Development Plan 2016-2022 (see Appendix 19). Additional text could reflect this.

Recommended change:

Omit the first sentence of Section 3.4.6 and amend the second sentence as follows “The Outdoor Advertising Strategy contained in Appendix 19 of the Dublin City Development Plan 2016-2022 seeks to...”

Part 4 The Built Fabric

This section remains relevant.

Part 5 The Public Realm

The following amendments to text are recommended in order to provide an updated position in relation to public realm and related projects;

Recommended changes:

5.5.4

Omit the final sentence and replace with the following; “One action to be implemented, the Grafton Street Quarter Public Realm Plan, has been progressing well, with public realm works at Harry Street, Balfe Street, Chatham Street and Chatham Lane recently completed. Other projects under way relate to works at Clarendon Street, Clarendon Row, Duke Street, South Anne Street, Duke Lane and Anne’s Lane.

5.5.5

Omit the first 5 lines of the text ending with “...design that” and replace with; “The replacement of Grafton Streets brick paving with natural granite is now complete, and this texture” ...complements etc.

Omit the last sentence of 5.5.5 (it is out of date) and omit the word ‘proposes ‘ from the second last sentence.

5.5.6 Because Luas Cross City has been constructed since the last review of the SSPC, all text in this section is now irrelevant and can be replaced.

Recommended change:

“The opening of the Luas Cross City route in 2017 has transformed public realm in the wider area. Whilst the route does not traverse the immediate area of the scheme, the presence of new Luas stops closeby on Dawson Street and Westmoreland street significantly improve public transport accessibility to the area, particularly from the broader Luas network. The pre-existing St. Stephens Green stop also provides close access to Grafton Street. Various public realm street improvements have been carried out along the new section of the route”.

Sections 5.5.7 and 5.5.8 remain applicable.

Appendix 1 Definitions

This section remains relevant

Appendix 2 Appropriate Assessment and Strategic Environmental Assessment

In line with the precautionary principle, it is considered appropriate to undertake an Appropriate Assessment Screening and Strategic Environmental Screening of the proposed revisions to the Scheme of Special Planning Control for Grafton Street and Environs.

General

References to the “Dublin City Development Plan 2011-2017”, the “Planning and Development Regulations 2001 to 2012” and the “Planning and Development Acts, 2000 to 2011” to be updated and relevant references amended.

Recommended change:

Replace “Dublin City Development Plan 2011-2017” with “Dublin City Development Plan 2016-2022”.

Replace “Planning and Development Acts 2000 to 2011” with “Planning and Development Act 2000 (as amended)”.

Replace “Planning and Development Regulations 2001 to 2012 (or any regulations revoking or re-enacting these regulations)” with Planning and Development Regulations, 2001 (as amended)”

D) Summary of recommendations

The main recommendations are to bring the existing Grafton Street SSPC up to date after 6 years, in particular with the current Development Plan 2016-2022 and infrastructural projects including the Luas Cross City and public realm upgrading works under the Grafton Street Quarter Public Realm Plan.

Map of the Area of Special Planning Control



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Appendix 2

Survey 2018

Detailed content of the 2018 survey is set out below. Addresses are divided between the west side and the east side of Grafton Street and taken in that order.

Green text represents new uses/occupiers for the relevant floor(s) since the 2013 survey.

Review of the Scheme of Special Planning Control For Grafton Street & Environs: Mid-July 2018 Changes to units since last survey are in green text Street Survey				
West Side of Grafton Street SSPC				
Address	Ground Floor Use	1st Floor Use	Remaining Upper Floor Use (including basement level)	Additional Information
137 Grafton Street	Retail; Cigars/whiskey	Service/retail; Irish Whiskey Museum	2,3 & 4 ; Service ; Irish Whiskey Museum incl office/store	Access to whiskey museum through laneway
118 Grafton Street	Service; tourist office	Vacant (Office)	Vacant (Office)	
117 Grafton Street	Services; Restaurant/Café/R etail	Vacant (Office)	Vacant (Office)	Gr; Butlers chocolate café(no seating)
116 Grafton Street	Retail: Cosmetics	Office	Office	Gr; Lush
115 Grafton Street	Retail: clothing	Retail: clothing	Storage/vacant	G-Arran Sweater Market
114 Grafton Street	Retail: Clothing	Retail: Clothing	Retail: Clothing	House of Ireland (4 Storey)
113 Grafton Street	Retail: Bookshop	Vacant (Office)	Vacant (Office)	Gr; Book Value
112 Grafton Street	Retail: Vacant	Vacant (Office)	Vacant (Office)	Gr ; Vacant (Specsavers moved to

				Dawson St)
111 Grafton Street	Retail: Electronics	Office	Office	Compub (5 Storey)
110 Grafton Street	Retail	Office	Office	Dublin Trading Company
109 Grafton Street	Service; café/restaurant	Services: Beauty Clinic	Services: Beauty Clinic	Gr; chopped Upper floors; Galligan Beauty Salon
108 Grafton Street	Retail: Clothing	Retail/Storage	Storage	Barnardo's Fur Retailer
107 Grafton Street	Services: Betting Shop	Medical Service: Dentist Surgery	residential	G- Boyle Sports 1st- Suffolk St Surgery 2 nd /3 rd ; Res
105-106 Grafton Street	Services: Bank	Bank	Bank	Ulster Bank (5 Storey)
104 Grafton Street	Services; clothing	Retail/Office/Storage	Office/Storage	G; Kath Kidston
102 - 103 Grafton Street	Retail: Clothing	Retail/Office/Storage	Office/Storage	River Island (5 storey)
100-101 + 1-3 Grafton Street	Services: Bank	Bank	Bank	AIB (5 Storey)
96-99 Grafton Street	Retail: Jeweller	Retail	Office/Storage	Weir & Sons (5 Storey)
88-95 Grafton Street	Retail	Retail	Retail/Storage/Office + Basement Retail/Storage	Brown Thomas (4-5 Storey)
87 Grafton Street	Retail: Jewellers	Retail/shop	Office/Storage	Pandora Jewellers (4 Storey)
85-86 Grafton Street	Retail: Shoes	Retail	Office	G- Clarkes, 1 st - Pamela Scott, 2 nd & 3 rd – Recruitment Consultant

84 Grafton Street	Retail: Clothing	Retail	Office/Storage	Pamela Scott (4 Storey)
83 Grafton Street	Retail: Clothing	Vacant (Office)	Vacant (Office)	G – Aldo shoes (4 Storey)
82 Grafton Street	Retail: Cosmetic s	Offices (to let)	Office	G- SPACE Apothecary , 1 st - Office (vacant) , 2 nd & 3 rd - Office
81 Grafton Street	Retail: Vacant	Barbers	Retail/Office/Storage (appears vacant)	Gr; Vacant 1 st ; Hermans Barbers 2 nd /3 rd appear vacant
80 Grafton Street	Retail: cosmetics	Retail/storage/offi ce	Retail/Office/Storage	Gr; Molton Brown (4 Storey)
78–79 Grafton Street	Services: Restaurant/Café/R etail	Restaurant/Café/R etail	Restaurant/Café/Retail/Office/S torage	Bewleys (5 Storeys)
77 Grafton Street	Retail: Shoes	Office	Office	Thomas Patrick (4 Storey)
76 Grafton Street	Retail: Shoes	Office	Office	Fitzpatricks (4 Storey)
75 Grafton Street	Retail: Health Food Store	Vacant	Vacant	Holland & Barrett (4 Storey)
74 Grafton Street	Services: Hairdressers	Hairdressers	Hairdressers	Peter Mark (4 Storey)
73 Grafton Street	Retail: Jewellers	Retail	Retail/Office	Rocks (4 Storey)
72 Grafton Street	Retail: Clothing & home goods	Retail ;Clothing & home goods	Retail/Office	The White Company (4 Storey)
71 Grafton Street	Retail: Jewellers	Retail	Retail/Storage/Office	Boodles (4 Storey)
70 Grafton Street	Services: Bank Being extensively renovated	Bank	Bank/Offices	Permanent TSB (4 Storey)
69	Retail: shoes	Services:	Hairdressers	G- Dune

Grafton Street		Hairdressers		shoes U- Robert Chambers (4 Storey)
68 Grafton Street	Retail: Clothing	Retail	Office/store	Gr& 1 st ; Hugo Boss. , 2 nd & 3 rd Floor Office/store
66-67 Grafton Street	Retail ; Clothes	Retail; Clothes	Office/store	Gr & 1 st ; Massimo Dutti 2 nd & 3 rd Floor Office/store
65 Grafton Street	Retail: Clothing	Retail	Retail/Office/Storage	Monsoon (5 Storey)
62-63 Grafton Street	Retail: Clothing/homewear	Retail	Retail/Office/Storage	Dunnes Stores (4 + 5 Storey)
60-61 Grafton Street	Retail: Clothing	Retail	Retail/Office/Storage	Disney Store (4 Storey)
59 Grafton Street	Retail: Clothing	Retail: Clothing	Vacant	G- Benneton
58 Grafton Street	Retail ; clothing	Retail ; clothing	Retail/store /office	G & 1st; Lifestyle sports (4 Storey)
57 Grafton Street	Retail ; clothing	Retail ; clothing	Retail/store /office	G & 1st; Lifestyle sports (3 Storey)
56 Grafton Street	Retail: Electronics	Retail	Retail/Office/Storage	Camera Centre (3 Storey)
55 Grafton Street	Retail: Jewellers (watches)	Services: Hair Salon		G- Swatch 1 st ; Wayne Webster Hair Salon (2 Storey)
54 Grafton Street	Retail; Ice cream	Medical Clinic	Medical Clinic	G- Ginos Gelato, 1 st , 2 nd & 3 rd Floors Tropical Medical

				Centre
56-57 King Street South	Retail: Convenience	Medical Clinic	Medical Clinic	G- Bus Stop Newsagents. 1 st , 2 nd & 3 rd Floors Tropical Medical Centre
55 King Street South	Café/retail ;	Services; Barista training	Services. Barber school	Gr ; Café/Dough nut shop -‘Rolling Donut’. 1 st ; Barista training academy. 2 nd ; Grafton Barber School (3 Storey)
54 King Street South	Retail; Clothing	Retail	Retail storage/Office	Gr +1st ; Trespass. (4 Storey)
53 King Street South	Retail Clothing	Retail Clothing	Retail store/office	Lifestyle Sports (3 Storey)
52 King Street South	Retail	Services: Spa	Services: Spa	G- Joke Shop, 1 st , 2 nd Floors- Buff Spa
51 King Street South	Cafe	Services: Spa	Services: Spa	Gr ;Café Nero 1 st , 2 nd , 3 rd ; Spa
East Side of Grafton Street SSPC				
13 St Stephen's Green North	Retail: Clothing	Retail	Retail/Office/Storage	Elvery's Sports Store (5 Storey)
12 St Stephen's Green North	Retail: Convenience	Office	Office	G- Londis, 1 st , 2 nd & 3 rd Floor Office
11 St Stephen's Green North	Office: Insurance	Office: Solicitor	Vacant Office	3 Storey
10 St	Vacant Gallery	Vacant Gallery	Vacant Gallery + Restaurant at	3 Storey +

Stephen's Green North			Basement Level	Basement, Outdoor Seating Area to Front (3 Storey)
9 St Stephen's Green North	Restaurant/Entertainment	Restaurant/Entertainment	Services: Restaurant/Entertainment	Stephens Green Hibernian Club (4 Storey)
8 St Stephen's Green North	Vacant Office	Vacant Office	Vacant Office	Currently Under Renovation (4 Storey)
6-7 St Stephen's Green North	Retail: Clothing	Retail	Retail/Storage/Office	Topshop (4 Storey)
5 St Stephen's Green North	Retail: Clothing	Retail	Retail/Storage/Office	Coast (4 Storey)
4 St Stephen's Green North	Restaurant/Cafe	Restaurant/Cafe	Office/Storage	Insomnia (4 Storey)
3 St Stephen's Green North	Retail: Clothing	Retail	Retail/Storage/Office	Oasis (4 Storey)
2 St Stephen's Green North	Services: Bank	Bank	Bank	Permanent TSB (4 Storey)
1 St Stephen's Green North	Retail: Clothing	Retail	Retail/Storage/Office	Reiss (4 Storey)
52-53 Grafton Street	Cafe	Dental Surgery	Office	G- Butlers Café, 1 st - Grafton Dental Surgery, 2 nd - Signage, 3 rd - Vacant
51 Grafton Street	Retail: Jewellers + Services: Barber	Dental Surgery	Office	Se Above (4 Storey)
50 Grafton	Retail: Phone Shop	Retail/Storage	Medical Clinic	G & 1 st - O2 Shop, 2 nd &

Street				3 rd - Mole Screening Clinic
49 Grafton Street	Retail: Convenience Store	Restaurant/Cafe	Restaurant/Storage	G- Londis, 1 st , 2 nd & 3 rd - Subway
48 Grafton Street	Retail: Phone Shop	Retail/Storage	Retail/Storage/Office	Vodafone (4 Storey)
47 Grafton Street	Vacant Retail	Retail	Retail/Storage	Formerly Korkeys (4 Storey)
46 Grafton Street	Retail: Phone Shop	Retail	Retail/Storage/Office	G- 3 Mobile, 1 st , 2 nd & 3 rd - The Decent Cigar Emporium
45 Grafton Street	Vacant Services: Office	Office	Office	Formerly Adecco Recruitment (4 Storey)
44 Grafton Street	Retail: Clothing	Restaurant	Restaurant	G- Foot Locker, 1 st , 2 nd & 3 rd - Captain Americans Restaurant
43 Grafton Street	Retail: Clothing	Retail	Retail/Storage/Office	Only (4 Storey)
42 Grafton Street	Retail: Clothing	Retail	Retail/Storage/Office	Ted Baker (4 Storey)
41 Grafton Street	Retail: Clothing	Retail	Retail/Storage/Office	Topman (4 Storey)
40 Grafton Street	Retail: Clothing	Retail	Retail/Storage/Office	Champion Sports (4 Storey)
39 Grafton Street	Restaurant	Restaurant	Restaurant/Storage/Offices	Burger King (4 Storey)
38 Grafton Street	Retail: Clothing	Retail	Retail/Storage/Office	Accessorize (4 Storey)
37 Grafton Street	Retail	Retail	Retail/Storage/Office	Carroll's Gift Store (4 Storey)
36 Grafton	Retail	Retail	Retail/Storage/Office	Dubray Book Store (4

Street				Storey)
35 Grafton Street	Retail: Jeweller	Retail	Retail/Storage/Office	Pandora (4 Storey)
34 (b) Grafton Street	Retail			Gino's Ice cream
34 (a) Grafton Street	Retail	Office (Vacant?)	Office: Financial Services	G- Seasons Of Ireland Music & Gift Store 2 nd & 3 rd - Accountancy Office (4 Storey)
33 Grafton Street	Retail: Jeweller	Retail	Retail/Storage/Office	John Brereton Jewellers (4 Storey)
32 Grafton Street	Retail: Convenience Store	Cafe	Café/Storage/Office	The Loft Café (4 Storey)
31 Grafton Street	Retail	Retail	Office/Storage + Retail at Basement Level	B & G- Card Gallery (4 Storey)
30 Grafton Street	Retail: Phone Shop	Retail	Office/Storage (Vacant?)	G- Carphone Warehouse (4 Storey)
28-29 Grafton Street	Retail: Clothing	Retail & Restaurant/Cafe	Retail/Storage/Office + Retail at Basement Level	B & G- BT2, 1 st - BT2 & Starbucks (4 Storey)
26-27 Grafton Street	Retail: Clothing	Retail	Retail/Storage/Office	a/wear (4 Storey)
25 Grafton Street	Retail: Clothing	Office/Storage	Office	G- Carl Scarpa 1 st , 2 nd & 3 rd - Office/Stora ge (4 Storey)
24 Grafton Street	Retail: Phone Shop	Office/Storage	Office	G- Meteor, 1 st , 2 nd & 3 rd - Office/Stora ge (4 Storey)
23 Grafton Street	Retail: Clothing	Retail	Retail/Storage/Office	Dalvey (4 Storey)
22 Grafton Street	Retail: Jewellers	Office	Office: Recruitment Services	G- Fields Jewellers, 1 st English

				Language School, 2 nd & 3 rd - Kelly Services
21 Grafton Street	Medical Services & Retail: Pharmacy	Office	Office: Recruitment Services	G- Hickeys Pharmacy, 1 st English Language School, 2 nd & 3 rd - Kelly Services (4 Storey)
15-19 Grafton Street	Retail & Café/Restaurant	Retail	Retail/Storage/Office	M & S (4 Storey)
13-14 Grafton Street	Retail: Clothing	Retail	Retail/Storage/Office	Tommy Hilfiger, Upper Floors Under Refurbishment (4 Storey)
11-12 Grafton Street	Medical Services & Retail: Pharmacy	Office/Storage	Office/Storage (Vacant?)	Formerly Boots (4 Storey)
10 Grafton Street	Vacant: Café/Restaurant	Office: Education	Office: Education	1 st , 2 nd , 3 rd - School of English
9 Grafton Street	Restaurant	Office: Education	Office: Education	G- McDonalds, 1 st , 2 nd , 3 rd - School of English (4 Storey)
8 Grafton Street	Retail: Health Store	Retail	Retail/Storage/Office	Health Matter (4 Storey)
7 Grafton Street	Retail: Shoes	Retail	Retail/Storage/Office	Office (4 Storey)
6 Grafton Street	Retail: Convenience Store	Services: Café (Internet)	Services: Beauty Clinic	G- Bus Stop Convenience Store, 1 st - Internet Café 2 nd & 3 rd - Tanning Salon (4 Storey)
5 Grafton Street	Retail: Jewellers	Restaurant	Storage/Office	G- Swarovski 1 st - Burger King (4

				Storey)
4 Grafton Street	Restaurant	Restaurant	Restaurant/Storage/Office	Burger King (5 Storey)
3 Grafton Street	Retail: Phone Shop	Vacant Services	Vacant	G- Vodafone, 1 st , 2 nd , 3 rd & 4 th - Formerly Dress Hire (5 Storey)
2 Grafton Street	Services: Bank	Bank	Bank	Bank Of Ireland (5 Storey)
1, 2 & 3 Duke Street	Bar & Restaurant	Retail	Retail/Storage/Office	G- Bailey , 1 st , 2 nd & 3 rd - M & S
5 Duke Street	Retail	Retail	Retail/Storage/Office	M & S (Directly Connected to 15-19 Grafton Street)