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- (i) **Review of the Scheme of Special Planning Control for Grafton Street and Environs**
(ii) **Proposed Draft Amended Scheme**
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Introduction & Process

The purpose of the Scheme of Special Planning Control for Grafton Street & Environs is to reinvigorate Grafton Street as the South City's most dynamic retail experience underpinned by a wide range of mainstream, independent and specialist retail and service outlets that attract both Dubliners and visitors to shop, sit and stroll, whilst re-establishing and supporting the area's rich historic charm and urban character. An ASPC can only be put in place in for lands within Architectural Conservation Areas (ACAs), which is in place for the Grafton Street Area.

The area of Grafton Street and Environs is currently designated as a Scheme of Special Planning Control (ASPC) since 2013, and prior to that since 2007. Each Scheme has a six year life under the Planning Acts and the current 2013 Scheme is coming to the end of its six years.

Section 86 of the Planning and Development Act 2000, (as amended) allows for a review of an Area of Special Planning Control (ASPC) to be undertaken and for the Scheme to be amended and put in place for a further six years following the process described in Section 85 in the Acts. This requires the holding of an eight week public consultation on the revised draft Scheme; commencing with the placing of a public notice in a national newspaper, notifying prescribed bodies, and writing to owners and occupiers within the Scheme area.

Following the public consultation period a report will be prepared and presented to the Council outlining the issues raised, the recommendations to change the draft Scheme where necessary, and a list of all submissions received. The Council will then be in the position to consider all relevant issues and points raised, and to make or revoke the Scheme for a further six years.

As the current six years of the ASPC for Grafton Street is coming to a close the Planning Department has undertaken a review of the 2013 Scheme (report attached) and is proposing that it is appropriate to update and amend the current ASPC, and has prepared a draft Scheme for public display.

At the meeting of South East Area Committee on 13th May 2019, the main issues arising from this review process were presented, and it was agreed by the Members that the current Scheme of Special Planning Control for Grafton Street and Environs should be reviewed.

Review of the Current (2013) Scheme

The review of the 2013 Scheme was prepared by the Planning Department to assess the impact of the current Scheme on the land use within the area, and on the development management process and its effectiveness in supporting the objectives to reinvigorate Grafton Street & Environs. The review has been informed by the following:

- A detailed land use survey within the Scheme area
- Research on implementation of ASPC through Development Management by examining the recent planning history of the area
- Examination of existing policies and taking account of any relevant new Guidelines and the new Dublin City Development Plan 2016-2022.

From this analysis, the Review examines the success of the Scheme and identifies the key changes needed to the Scheme to ensure it continues to support the purpose of the ASPC. A copy of the Review Report is attached in Appendix 1 entitled "Scheme of Special Planning Control for Grafton Street and Environs 2013 – Review 2019".

Key Findings

In summary, the main findings from the research are outlined below.

Retail Changes

- Retail uses have retained their dominance, and changes of use in line with objectives
- Reduction in overall number of phone shops and convenience shops
- Levels of vacancy of retail units have fallen
- Reduction in vacancy also at upper floor levels

Context Changes

- New Development Plan and policies are now in place and need to be reflected in the Scheme
- The completion of Luas Cross City and its impact should be included
- Update the Scheme to reflect the significant investment in public realm in Grafton Street by the City Council, with further works planned.

Following the preparation of the Review, the outputs have informed the preparation of a Draft Scheme of Special Planning Control for Grafton Street and Environs 2019, together with SEA and AA screening reports, and are attached in Appendix 2.

Procedure to be followed

Having regard to this report and the Review document and Draft Scheme attached, it is recommended that the City Council pass a resolution to commence the process and place the Draft Scheme of Special Planning Control for Grafton Street and Environs 2019 on public display for a period of eight weeks to allow for representations or objections to be made. A full report will then be prepared on the submissions and observations received and brought before the City Council.

Richard Shakespeare

Assistant Chief Executive

1st June 2019

Appendix 1:

Scheme of Special Planning Control for Grafton Street and Environs 2013 – REVIEW 2019

Appendix 2:

Draft Scheme of Special Planning Control for Grafton Street and Environs 2019 including AA Screening Report and SEA Screening Report