

An  
Bord  
Pleanála

**Board Direction**  
**BD-017371-24**  
**ABP-318298-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/09/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

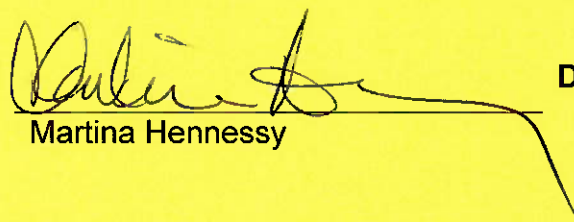
### **Reasons and Considerations**

Having regard to the prominent site location within a Conservation Area, as set out in the Dublin City Development Plan 2022-2028 and the excessive height, scale, and massing of the proposed roof extension relative to the proportions of the host building, it is considered that the proposed roof extension would be an overly dominant and obtrusive form of development that would be injurious to the character and appearance of the host building and the visual amenity of the surrounding Conservation Area. Furthermore, it is considered the proposed removal of the Dame Street shopfront and the subsequent design alterations, as proposed, would seriously injure the character and distinctiveness of this building, which is of heritage value and the visual amenity of the surrounding Conservation Area. The development would, therefore, be contrary to Policies BHA2 and BHA9 of the current Development Plan which seek to protect the special interest and character of Protected Structures and Conservation Areas, would set an undesirable precedent for similar type development, and would be contrary to the proper planning and sustainable development of the area.

**Note:**

While the Board agreed with the Inspector that refusal was warranted on the basis of the excessive height, scale and massing of the roof extension, the Board disagreed with the Inspector and concurred with the Planning Authority in considering that the shopfront is a distinctive and unique element of this building of heritage value and would more appropriately be incorporated into any proposed development on this site, to accord with policy BHA9 of the Dublin City Council Development Plan 2022-2028. The Board agreed with the Inspector that the principle of a hotel has been established on this site, that this has been considered in planning decisions regarding hotels in the area and so would not be contrary to section 15.14.1 of the Development Plan, which seeks to avoid an overconcentration of hotels in any one area. Furthermore, the Board considered that the inclusion of a bar/restaurant at ground level would add to street level activity during the day and night in accordance with section 15.14.1.1 of the Development Plan and would not fall within the use restricted by policy CU018. The Board also considered that the changes to the interior of the building as proposed to facilitate the development of a hotel, including the retention of the cage lift in the bar/restaurant, would be appropriate in this instance given the limited heritage value of the interior elements, current state of disrepair, and benefits of bringing this vacant building back into active use. Finally, the Board considered that the resolution of issues related to the prominence of the roof-level extension and the redesign of the lower-level elevation at Dame Street, either retaining the existing shopfront or providing an improved reflection of the current form, would not be capable of being provided for by condition and would warrant a separate consent exercise.

**Board Member**



Martina Hennessy

**Date:** 04/09/2024