

An
Bord
Pleanála

Board Direction
BD-017361-24
ABP-318532-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/08/2024.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. The proposed works to the interior, which comprise the reconfiguration of the floor plans at all levels and intensification of services to accommodate hotel use, would result in serious injury to the legibility of the historic floor plans and the special architectural character, including the delicate historic fabric of the Protected Structures - which are significant early buildings as identified by the NIAH and the Dublin Civic Trust Early Building's Study. The proposed demolition of the historic warehouse structure to the rear, together with the proposed amalgamation of the historic building plots, would give rise to an unacceptable loss of historic fabric, form, legibility and features which contribute to the special interest and would therefore cause serious injury to the special architectural character, integrity, setting and curtilage of the Protected Structures. The design, form, scale, and siting of the proposed extensions do not relate to nor complement the special architectural character of the Protected Structures. Therefore, the proposed development does not relate sensitively to the architectural detail and character of the Protected Structures and their curtilage and would contravene Policies BHA2 a) b) d) e) f), BHA6, BHA9 and BHA11 of the Dublin City Council Development Plan 2022-2028, would create an undesirable precedent for similar type development and would be contrary to the proper planning and sustainable development of the area.

2. The change to this section of the street, by the provision of additional hotel accommodation, and by the proposed change of use of number 24 and 25 Frederick Street from Art Gallery, Retail, Yoga Studios and office to hotel use would alter and erode the character of the neighbourhood by diminishing its diversity, and leave long-lasting effects on its identity and therefore would not accord with the zoning objective for the area Z5 as it relates to central area development.

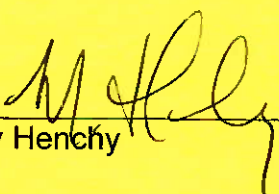
Furthermore, the proposed development would be contrary to Policy SC3, would seriously injure the urban character and amenities of the historic city core, would create a precedent for similar type undesirable development, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the totality of the file.

The Board disagreed with the Inspector and shared the opinion of the local authority that the amalgamation of the historic building plots would give rise to an unacceptable loss of historic fabric, form, legibility and features which contribute to the special interest and would therefore cause serious injury to the special architectural character, integrity and setting of the protected structures. In addition, the proposed works to the interiors would result in serious injury to the legibility of the historic floor plans. The Board considers the works proposed would contravene policy BHA 2, Development of protected structures, BHA6, Buildings on Historic Maps, BHA9, Conservation Areas and policy BHA 11, Rehabilitation and reuse of existing buildings, in the Dublin City Development Plan 2022-2028.

The Board also concurred with the local authority that the proposed use would alter and erode the very character that makes the neighbourhood special by diminishing its diversity and that this would be contrary to Policy SC3, Mixed use Development, in the Dublin City Development Plan 2022-2028.

Board Member


Mary Henchy

Date: 03/09/2024