



An
Coimisiún
Pleanála

Direction
CD-020191-25
ABP-319920-24

The submissions on this file and the Inspector's report were considered at a meeting held on 10/07/2025.

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

Planning

Commissioner:

Date: 11/07/2025


Mary Henchy

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the nature and extent of the works to the Protected Structures at Nos. 18 and 19 Duke Street Upper which are the subject of this application, it is considered that the applicant has not demonstrated that the development to be retained respected the plan form, original building fabric including internal walls, and surviving architectural details of the Protected Structures, or that sufficient regard was had to Policy BHA2 of the Dublin City Development Plan 2022-2028.

2. Having regard to the nature and location of the proposed hotel use, it is considered that the applicant has not appropriately addressed the stated provisions of Policies CEE28 'Visitor Accommodation', SC3 'Mixed Use Development', QHSN7 'Upper Floors', and Section 15.14.1 'Hotels and Aparthotels' of the Dublin City

Development Plan in relation to the mix of uses in the area including the objectives to support the development of residential uses; to convert old office buildings to residential use, and in relation to levels of visitor accommodation in the area.