



An
Bord
Pleanála

Board Order PL 29S.248941

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2856/17

Appeal by Tanat Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 29th day of June, 2017 by Dublin City Council to refuse permission to the said Tanat Limited.

Proposed Development: The development consists of the following: demolition of existing Tara House Office Building (1,417 square metres GIA) and associated buildings at 2 - 16 Tara Street, Dublin, construction of a new twenty-two storey landmark office and hotel development with a rooftop restaurant over three levels of basement accommodation with an overall gross floor area of circa 18,451 square metres and to include an upgraded public concourse serving Tara Street Station. The maximum height of the building is 88 metres above ground level. The accommodation comprises circa 4,455 square metres GIA of hotel accommodation with a total of 110 number bedrooms, circa 10,361 square metres GIA of office accommodation and circa 580 square metres GIA of restaurant accommodation. The new building will accommodate hotel accommodation in a podium element extending from first to fourth floor. Office accommodation is provided in the taller element from the fifth to the 20th floor. A rooftop restaurant is provided at the 21st floor. At ground floor level, the hotel restaurant and entrance foyer and office entrance foyer are

accommodated. The development also proposes two number triple height structures to either side of the adjoining Kennedy's Public House. The development however, proposes no physical works to the protected structure. These additional wing structures accommodate cafe/restaurant/retail floor space of circa 66 square metres. The development also provides for the upgrade to the hard and soft landscaping of the existing public concourse to Tara Street Station entered from George's Quay as well as the replacement of the existing ticket booths with new ticket machines within the existing station concourse entrance area. A new public concourse and thoroughfare linking the existing station through to Tara Street is provided. Significant upgrade to the existing public realm proposed including public footpaths along George's Quay, Tara Street and Poolbeg Street. Surface bike parking is proposed along the new widened public footpath to Tara Street. Construction of three levels of basement beneath the site to serve the overall development and to accommodate 36 number car parking spaces, 117 number bicycle parking spaces, showers/lockers, plant, storage areas and other associated and related facilities. Vehicular access to the basement will be via a car lift proposed from Poolbeg Street. ESB substation and switchroom provided onto Poolbeg Street. Outdoor terrace of circa 225 square metres to be provided at fifth floor (sixth storey) of the podium element of the building. Roof terraces also provided on the north east and south west corners of the 21st floor (22nd storey). The proposed development includes all associated and ancillary works including site development works, and all hard and soft landscaping; all at site of 0.2 hectares bound by George's Quay to the north, Tara Street to the west, Poolbeg Street to the south and Tara Street Station to the east. The site includes Tara House, 2 - 16 Tara Street, Dublin, and existing Tara Street Station concourse accessed from George's Quay. Kennedy's Public House at number 10 George's Quay is contiguous but does not form part of the site or the application. Kennedy's Public House is a Protected Structure RPS 3175.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the prominent and sensitive location of the subject site by reason of its important location within the historic city core, its relationship to the River Liffey, and its proximity to the Custom House and having regard to Policy SC7 and Policy SC17, as set out in the Dublin City Development Plan 2016-2022, which seek to protect important views and view corridors and to protect and enhance the skyline of the inner city and to ensure that all proposals for mid-rise and taller buildings make a positive contribution to the urban character of the inner city, it is considered that the proposed development, due to its scale and bulk, would seriously detract from the setting and character of the Custom House, one of the city's most important architectural set pieces, and would also adversely affect the River Liffey Conservation Area and the O'Connell Street and Environs Architectural Conservation Area.

Furthermore, the proposal would, by reason of visual intrusion, have a significant and detrimental visual impact on a number of important views and vistas in the city including from College Green and the Trinity College Campus, as well as Lord Edward Street, the Five Lamps, Granby Row, Frederick Street North, Parnell Street North, Henrietta Street, Kildare Street and Harcourt Street.

