



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4160/17

APPEAL by Foxfield Inns Limited care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 1st day of May, 2018 by Dublin City Council to refuse permission

Proposed Development: Extension to the Ashling Hotel comprising the following:

1. Construction of a 10-storey aparthotel on the corner of Parkgate Street and Temple Street West with 31 executive self-contained suites;
 - (a) The ground floor will have a reception/entrance lobby, lift and stair core, plant room, and separate access from Ashling Hotel;
 - (b) First floor will contain one number two bed executive suite and two number one bed executive suites with balconies to the south;
 - (c) Floors 2 to 7 will each contain four number one bed executive suites with balconies on southern facing suites;
 - (d) Floor 8 which is set back on all sides, will have two number executive suites with open terraces to the south and north;

- (e) Floor 9 which is set back on all sides, will have two number one bed executive suites:
 - (f) there will be a screened plant area at roof level.
2. The demolition of the following buildings to facilitate the proposed development:
- (i) Three-storey residential building at 6 Parkgate Street;
 - (ii) the three-storey mixed use building at 4-5 Parkgate Street,
 - (iii) the four-storey residential terraced building at 12 Temple Street West,
 - (iv) the two-storey residential terraced building at 11 Temple Street West, Dublin, (all of these buildings are vacant and are in a semi derelict condition),
3. 25 bicycle stands, signage to the front and sides of the aparthotel, and all site works associated and necessary for the proposed development.

all at the Ashling Hotel, 4-6, 9-13 Parkgate Street, Dublin and 11 and 12 Temple Street West, Dublin.

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 location of the site in a conservation area facing the Liffey quays, and to the provisions of the Dublin City Development Plan 2016-2022, including policy CHC4 in relation to development in conservation areas and policy SC25 in relation to the design and the need to make a positive contribution to the City's built and natural environments, the Board considered that the proposal does not provide for a sufficiently high quality building to justify the demolition of the existing buildings on the site, all of which are of streetscape value and which include number 6 Parkgate Street, which is identified in the National Inventory of Architectural Heritage (NIAH) as having a regional rating. It is considered that the proposed new building, by reason of its scale and elevational treatment, does not contribute positively to its character and distinctiveness or protect and enhance the character and appearance of the area and its setting. The proposed development would, therefore, be contrary to provisions of the development plan and to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concluded that the deficiencies in the proposed development in terms of design, mass and scale, and impact on the streetscape could not be satisfactorily mitigated by reason way of condition and considered that the

proposed development would not contribute positively to the character and appearance of the area and would be visually obtrusive and seriously injure the visual amenities of the area.

Paul Hyde

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.