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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4460/19**

**APPEAL** by Vesada Private Limited care of CDP Architecture of 4 The Mall, Main Street, Lucan Village, County Dublin against the decision made on the 17<sup>th</sup> day of January, 2020 by Dublin City Council to refuse permission.

**Proposed Development:** Demolition of the existing structures on site and construction of a new 47 number bedroom hotel development across basement to sixth floor level, with direct access from Thomas Court. The development also includes associated reception area, bar, seating/dining area, kitchen, staff areas, ancillary storage, toilets, mechanical plant areas, water tank and attenuation tank. All with associated bin storage, mechanical plant at roof level, signage, lighting and site development works, at numbers 1 to 3 Thomas Court, 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**

The proposed development is located in the historic Thomas Street area and within the designated Thomas Street and Environs Architectural Conservation Area, in close proximity to Saint Catherine's Church, a historic city landmark of architectural and cultural interest, and a protected structure. The adjoining buildings to the south are a terrace of two-storey residential properties and to the north, a three-storey protected structure. The overall design, scale and height of the proposed development is excessive and would be highly visible at this location, would be detrimental to character of the designated Architectural Conservation Area, would have an adverse impact on the setting of existing protected structures including Saint Catherine's Church and Arthurs Pub and would have a disproportionate and adverse impact on the visual amenities of the area. The proposed development would, therefore, be contrary to policies CHC1, CHC2 and CHC4 of the Dublin City Development Plan 2016-2022 in relation to built heritage and culture, and would be contrary to the proper planning and sustainable development of the area.

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**Michelle Fagan**

**Member of An Bord Pleanála**

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

**Dated this                      day of                      2020.**