



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2098/20

APPEAL by Brendan Trears care of James M. Briscoe Architect of 68 Carrickhill Road, Portmarnock, Dublin against the decision made on the 16th day of March, 2020 by Dublin City Council to refuse permission.

Proposed Development: Demolition of a derelict two-storey house and the erection of an 11-bedroom boutique hotel with dining room at ground floor and kitchen with ancillary service area at basement level. The building will be four-storey to Grand Canal Place and a three-storey over basement to rear fronting onto Echlin Street. All on a site to the rear of Saint James's Roman Catholic Church, James's Street, Dublin, a site within the curtilage of a protected structure.

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 site of the proposed development is at a prominent location in the area and within the historic curtilage of Saint James's Church and adjacent Parochial House which are included on the record of protected structures along with several other structures in the vicinity including the curvilinear building at Grand Canal Place opposite the site location. It is considered that the design of the proposed building would be visually obtrusive and would dominate and detract from the established historic character and setting of the protected structures and would fail to compliment and contribute positively to the surrounding historic urban context. The proposed development would, therefore, seriously injure the integrity and character of the protected structures and the visual amenities and historic architectural character of the surrounding built environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

John Connolly

Member of An Bord Pleanála

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

Dated this day of 2020.