



Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3821/20

APPEAL by Pathway Homes Limited care of Hughes Planning and Development Consultants of Number 70 Pearse Street, Dublin against the decision made on the 29th day of January, 2021 by Dublin City Council to refuse permission to Pathway Homes Limited.

Proposed Development The development will consist of: (i) Repair and refurbishment of existing single storey and two-storey structure (a Protected Structure) (ii) Construction of a part five-storey, part six-storey hostel development consisting of the following: (a) four number floors of hostel accommodation above existing single storey building and four number floors of hostel accommodation above existing two-storey building; (b) 49 number bedrooms comprising 44 number double bedrooms and five number triple bedrooms (eight number at first floor, 11 number at second floor, 11 number at third floor, 11 number at fourth floor and eight number at fifth floor); (c) two number kitchen facilities, one number pantry, cold room, fridge, sluice room, storeroom, plant room, laundry room, meeting room, administration, reception, two number changing rooms, three number showers and three number WC all at ground floor level; two number communal areas (52.8 square metres and 23 square metres) at first floor level; one number communal area (22.7 square

metres) and a roof terrace (50 square metres) both at fifth floor level; and (d) 10 number external bicycle parking spaces. the hostel will be accessed from both Island Street and Usher's Island. The development includes all associated boundary treatments, inclusive of refurbishment of existing entrance gateway on Usher's Island, site works and engineering necessary to facilitate the development, all at 34 Island Street, Dublin (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

1. It is the policy of Dublin City Council, as set out in Policy CHC2 of the Dublin City Development Plan 2016 - 2022 to ensure that the special interests of protected structures are protected and that any proposals for redevelopment be highly sensitive to the historic fabric and special interest of the interior including its plan form and hierarchy of spaces. It is considered that the proposed works to be undertaken including the removal of the roof structure, original roof profile and remaining interior fabric would give rise to an unacceptable loss of historic fabric and legibility and would, therefore, contravene Policy CHC2(c) of the County Development Plan. The proposed development would have an irreversible detrimental and seriously injurious impact on historic fabric, plan, form and integrity and architectural character of the protected structure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the established built form and character of the surrounding area and the "Z5" zoning provisions for the site, the objective for which is to consolidate and facilitate the development of the central area and to identify, reinforce, strengthen and protect its civic design character and dignity, it is considered that the proposed development, by reason of its restricted width, the elongated nature of the site, the building design and height relative to surrounding buildings, would be visually incongruous in terms of its design, which would be out of character with the streetscape and, by reason of its prominence, would be contrary to the protection of the visual amenity of the Liffey Quays Conservation Area and would be contrary to policy CHC4 of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Bohan

Member of An Bord Pleanála

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

Dated this 12th day of April 2022.

