

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3484/20

APPEAL by 24 South Frederick St Propco Limited care of Thornton O'Connor Town Planning of 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 29th day of September, 2021 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Change of use from art gallery, retail, yoga studios and offices to hotel use; the demolition of the non-original rear annexes from lower ground level to second floor level (148 square metres); and the construction of a ground floor level rear extension (76 square metres) over an extension at lower ground/basement level (51 square metres). The development will decrease the gross floor area of numbers 24 and 25 Frederick Street South from 814 square metres to 793 square metres. The proposed hotel comprising 25 number bedrooms and ancillary lounge areas will be functionally linked to the Trinity Townhouse Hotel which is located at numbers 12, 29 and 30 Frederick Street South, Dublin. The development will also comprise of: the replacement of the non-original PVC windows to the rear of the existing properties with sliding sash timber windows; internal room modifications, including an interconnecting link between number 24 and 25 at ground floor level; a link bridge suspended over an internal courtyard connecting to the proposed extension; signage; lighting; bin storage; plant;

hard and soft landscaping; and all associated site works above and below ground, all on a 390-square metre (0.039-hectare) site at 24 and 25 Frederick Street South, Dublin (both Protected Structures).

Decision

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

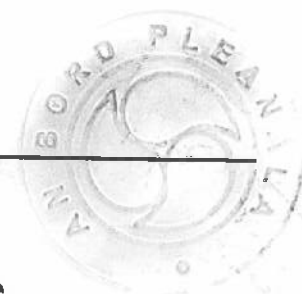
Reasons and Considerations

Having regard to the special architectural heritage interest of the existing Georgian townhouses on the narrow plots at a prominent central city location, and which are included on the record of protected structures, it is considered that the proposed rear extension would constitute a visually obtrusive form of development due to its design, form, scale, height and proportions, and would represent an overdevelopment of the subject site which would adversely affect the character and setting of the protected structures. The proposed development would be contrary to Policy BHA 2(d) of the Dublin City Development Plan 2022- 2028, would set an undesirable precedent for similar development, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Una Crosse

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**



Dated this 12th day of April 2023.