



An  
Bord  
Pleanála

## Board Order ABP-313543-22

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3302/22**

**Appeal** by Rathdrinagh Investments Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 13<sup>th</sup> day of April, 2022 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** Amendments to a previously permitted hotel scheme (Dublin City Council Register Reference Number 2245/16 and An Bord Pleanála Reference Number PL 29S.246463; as extended by Dublin City Council Register Reference Number 2245/16/X1; and as amended by Dublin City Council Register Reference Number 4264/18 and An Bord Pleanála Reference Number ABP-303942-19) at a 0.138 hectare site at Numbers 16-18 Pembroke Street Lower and Windsor Place, Dublin. Alterations to the permitted hotel development with related hotel facilities including restaurant, public bar, reception and seating areas, storage, administration and staff facilities, other hotel-related back-of-house areas, plant (including substation with associated switch room), waste storage area and cycle parking, will consist of: replacement of the existing (84 square metres) storage room at Fourth Floor Level with the construction of a 411 square metres Fourth Floor Level accommodating hotel bedrooms and a new plant enclosure with set backs from the front (south-east) and (north-west) facades; and alterations at the Third Floor Level to accommodate access to the floor above.

The proposed development will result in an increase in floor area of 313 square metres and nine number additional hotel bedrooms, resulting in a six-storey (including mezzanine level) over basement and lower ground floor level hotel building with 111 number bedrooms and a total gross floor area of 5,833 square metres. The proposed development also consists of associated hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply). All on a site which is principally bounded to the: north-west by buildings on Windsor Place; north-east by Number 15 Pembroke Street Lower and buildings on Mackies Place, and Windsor Place; south-east by Pembroke Street Lower; and south-west by Numbers 51-52 Fitzwilliam Square West, Dublin.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Reasons and Considerations**

1. Having regard to the existing character and prevailing pattern of development within the designated Georgian Conservation Area, immediately adjoining an Architectural Conservation Area and Protected Structures, it is considered that the proposed development by reason of its height and design would be out of scale with its surroundings and would seriously detract from the architectural character and setting of the streetscape generally. The proposed development would, therefore, materially and adversely affect the visual amenities of the Georgian Conservation Area and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development would not adequately respond to the prevailing heights along the historic streetscape of Pembroke Street, would fail to have regard to the scale and form of the adjoining properties and would, therefore, seriously injure the amenities of the existing residents in the vicinity of the area and would set an undesirable precedent. The proposed development would, therefore, be contrary to the Dublin City Development Plan 2022-2028 and to the proper planning and sustainable development of the area.



---

Mick Long

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 8 day of September 2023.