

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4832/22

APPEAL by Sawbridge Limited care of Plus Architecture Limited of Chancery Lane, Dublin against the decision made on the 7th day of November, 2022 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The demolition of existing pitched glazed roof over shopping mall. The construction of a new 111-bedroom hotel around a central lightwell. The new structure will increase the overall height of the building to part five storeys and part six storeys in height. The change of use of one ground floor retail unit to hotel reception. The change of use of two retail units at first floor of the existing shopping centre to hotel storage and staff facilities. The front facade of the existing building onto Rathmines Road Lower will be re-clad in red brick above ground floor level to create a new four-storey scale to the street. Construction of a new metal-clad fire escape stair and plant room enclosure on the south elevation to link down to existing fire escape lane at ground level. All associated drainage works. The total area of the proposed development is 3,554.7 square metres, and the total site area is 14582 square metres and is bounded by Rathmines Road Lower, Castlewood Lane and Castlewood Avenue, all at the Swan Centre, Rathmines Road Lower/Castlewood Avenue, Rathmines, Dublin, extending to Castlewood Terrace, Rathmines, Dublin.

WKS

Decision

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

Reasons and Considerations

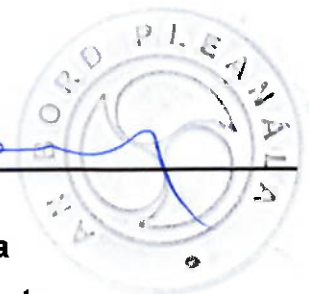
Having regard to the form, scale and design of the proposed development, both as proposed at application stage and as per the revised proposals submitted at appeal stage, in particular the upper floors, it is considered that the proposed development would appear overly dominant and excessive in scale and would detract significantly from the visual amenities of the area. It is considered that the proposed development would have a significant detrimental impact on the character and heritage of the area and would disrupt the setting and special interest of Rathmines Town Hall and Clock Tower, a protected structure, and the streetscape of Rathmines. It is also considered that the proposed development would have an unacceptable impact on the residential amenities of dwellings on Newington Terrace. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

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



Dated this

16th

day of

May

2024.