



An
Bord
Pleanála

Board Order
ABP-315379-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4939/22

APPEAL by Ahmer Khan care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 22nd day of November, 2022 by Dublin City Council to refuse permission.

Proposed Development: The development will consist of the internal demolition and refurbishment of the existing hotel from ground floor to fourth floor level and extension by two number floors to provide an overall seven-storey hotel development of circa 29.2 metres in height consisting of 162 bedrooms (circa 5,224 square metres gross floor area) over existing ground floor commercial development. The development will include amendments to the front elevation including new shop front (excluding the shopfront at number 95), removal of existing balcony railings and new signage. Internally the development will include front of house, bike store and bin storage area, and associated back of house facilities including linen store, staff rooms, changing areas and associated uses. The development will include an ESB Switch Room of 19.1 square metres and LV Room of 14.0 square metres at ground floor level and 323.6 square metres of plant at seventh floor level. A green roof of 239.4 square metres is provided at roof top level and the development

includes all associated site development and site excavation works above and below ground; all at 95-98, Talbot Street, 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 design, height and scale of the proposed development within an historic streetscape and its relationship with adjoining and neighbouring buildings in the immediate vicinity, it is considered that the proposed development fails to comply with the provisions of the Dublin City Development Plan 2022-2028, in particular the objectives of the height strategy set out in Appendix 3, Table 3 and the provisions of the Urban Development and Building Height Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December, 2018 in which there is a requirement for taller buildings to form a positive response to the overall built environment as part of contributing to the urban neighbourhood and streetscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the significant number of additional hotel bedrooms as well as the limited in-house hotel resident facilities and amenities proposed it is considered that the proposed development would not provide an acceptable standard of accommodation for the intended occupiers of a hotel premises of this size nor would be consistent with the requirements of Section 15.14, Policy CEE28 and Objective CU039 of the planning authority as set out in the Dublin City Development Plan, 2022-2028. The proposed development would, therefore, be contrary 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 13th day of May 2024.