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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3059/23**

**APPEAL** by SRM Book and Cook Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 14<sup>th</sup> day of March, 2023 by Dublin City Council to refuse permission.

**Proposed Development:** (i) Demolition of non-original two-storey extension to the rear of the 'Woollen Mills' building. The existing canopy fronting onto Liffey Street Lower will be retained; (ii) partial external and internal demolition to three-storey 'The Yarn' building. Existing brick facade at first and second floor levels will be retained; (iii) construction of an eight-storey mixed-use development to the rear of the 'Woollen Mills' along Liffey Street Lower, incorporating the remaining facade of 'The Yarn' at first and second floor level and a new facade to Liffey Street Lower at ground floor level, comprising of (a) restaurant use at ground floor level as part of existing 'Woollen Mills' establishment. Access to the restaurant will be from the existing entrance on Ormond Quay Lower and proposed new entrance on Liffey Street Lower; (b) residential use at upper floor levels comprising seven number apartments. The unit mix will consist of six number three-bed apartments and one number two-bed apartment. Access to the apartments will be from Liffey Street Lower. Each apartment will have access to private amenity space in the form of a private balcony and 79 square metres of external communal amenity

space provided via rooftop terrace; (c) the ground floor level will also accommodate an apartment lobby; lift shaft; bike store for 25 number spaces and refuse storage which will serve the residential units at upper floors. Access will be provided from two number entrances from Liffey Street Lower. The rooftop will also accommodate a plant room (16 square metres) with solar PV mounted to the roof; (iv) internal works to existing Woollen Mills building comprising blocking up of openings at rear (northern) elevation; (v) the development will also include the provision of SuDS measures and all ancillary works necessary to facilitate the development all at The Woollen Mills (Protected Structure (RPS number 6074)), 41/42 Ormond Quay Lower, Dublin (a corner site with frontage along Liffey Street Lower) and The Yarn Pizza, 37 Liffey Street Lower, Dublin.

## **Decision**

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

## **Reasons and Considerations**

1. The proposed development by virtue of its scale, height and massing would constitute an overbearing, excessive and inappropriate form of development in the context of the historic setting of the Liffey Quays which is iconic and unique to the built heritage of the Inner City. The proposed development would result in significant over-development of this sensitive site to the rear of The Woollen Mills, a Protected Structure, and adjacent to the (red-hatched) Conservation Area of the historic Liffey Quays, whose setting would be adversely impacted. The proposed seven-storey building would seriously injure the amenity, legibility, special architectural character and setting of the Protected Structures at numbers 40, 41 and 42 Ormond Quay Lower and would seriously injure the visual amenities and presentation of the Liffey Quays Conservation Area. Accordingly, the proposed development would contravene Policy

BHA2 (Protected Structures), BHA9 (Conservation Areas), BHA 10 and BHA 11 (Rehabilitation and Reuse of Existing Older Buildings) of the Dublin City Development Plan 2022- 2028 and would set an undesirable precedent for development within and adjacent to historic buildings and protected structures within a Conservation Area. The proposed development would therefore be contrary to the proper planning and sustainable development of the conservation area.

2. The proposed development, by virtue of its height, scale and massing, would constitute a visually jarring building which would be contrary to Appendix 3 Section 6.0 "Guidelines for Higher Buildings in Areas of Historic Sensitivity" of the Dublin City Development Plan 2022-2028, adversely impacting key views and vistas along the river corridor, the amenities of the protected structure and those within the Liffey Quays Conservation Area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the conservation area.

  
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**Stephen Bohan**

**Member of An Bord Pleanála**

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

Dated this *30<sup>th</sup>* day of *January* 2025.