



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3553/23

APPEAL by Cathal Garrad care of O'Dea and Moore Architects of 9 Castlewood Park, Rathmines, Dublin against the decision made on the 6th day of June, 2023 by Dublin City Council to refuse permission.

Proposed Development 1. Retention and completion of modifications (layout and elevational) to existing two-storey building. 2. Proposed change of use (368 square metres) from approved office/retail use to tourist hostel. 3. Retention of 29 square metres single storey bike store/maintenance store. All at 10/11 Liberty Lane, Dublin.

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 nature and location of the site and adjacent development, and to the design and quality of the proposed tourist hostel, it is considered that the proposed development would not provide for high quality, designed for purpose tourist hostel development, would be contrary to Objective CEE28 'Visitor Accommodation' of the Dublin City Council Development Plan 2022 - 2028, would have a significant detrimental impact on the amenity and privacy of existing dwellings in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.




Mary Cregg

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

Dated this 25th day of October 2023.