

An
Bord
Pleanála

Board Order
ABP-317732-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3770/23

APPEAL by Stoneybatter Residential Limited care of MFA Architects of 229 Clonliffe Road, Drumcondra, Dublin against the decision made on the 10th day of July, 2023 by Dublin City Council to refuse permission.



Proposed Development: Material change of use of the approved office unit to provide for a hostel use as well as alterations to the fenestration along the Carman's Hall elevation 58-59 Meath Street and part of 27 Carman's Hall, 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 nature and location of the site, the pattern of development in the area and the design and quality of the proposed hostel, it is considered that the proposed development would not provide for a high quality, designed for purpose hostel development, would be contrary to Policy CEE28 'Visitor Accommodation' of the Dublin City Development Plan 2022 - 2028, would have a significant detrimental impact on the amenity of residential development in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The applicant has failed to demonstrate compliance with the need to prevent an unacceptable intensification of visitor accommodation activity, particularly in predominantly residential areas, as set out in the above Policy CEE28, it is considered, therefore, that the proposed development would be contrary to the proper planning and sustainable development of the area.



Joe Boland

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

Dated this 14TH day of May 2024