



An
Bord
Pleanála

Board Order ABP-318298-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4249/23

Appeal by Chambers Properties Limited care of Thornton O'Connor Town Planning of 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 26th day of September, 2023 by Dublin City Council to refuse permission.

Proposed Development: Change of use of the existing five-storey over-basement building from vacant restaurant, shop and vacant office uses to a hotel and the provision of an additional setback fifth floor level (260 square metres) providing a six-storey over-basement building comprising 47 number en-suite bedrooms and ancillary hotel facilities (2,102 square metres). The application principally replicates the recently expired permission for a hotel with the provision of an additional storey as granted under planning register reference number 3867/17. The development also proposes: internal alterations, reconfigurations and refurbishments to facilitate the development; alterations at basement level, including the lowering of the floor level and the provision of toilets, kitchen, staff facilities, hotel management/operational rooms and cycle parking; alterations at ground floor level and the provision of hotel reception and hotel restaurant/bar; alterations at first floor level, including demolition and extension works and the provision of a landscaped courtyard and 11 number en-suite bedrooms; alterations and extensions at second, third and fourth floor levels and the provision of 27 number en-suite bedrooms; new

setback fifth floor level and the provision of nine number en-suite bedrooms (increasing the building height to six storeys over basement). Also proposed as part of the development are the following: alterations to all facades, including provision of new ground floor and first floor level 'shopfronts', change of an existing doorway to window and change of two number existing windows to two number entrances; removal of existing lift car cage (to facilitate provision of new lift system, which will extend to basement and new fifth floor levels) and its re-use as a feature in the restaurant/bar; repair/renewal of brickworks as required; signage on Dame Street and Eustace Street facades; north-facing bedroom balconies; blue/green roofs; rooftop plant and lift overrun; and all associated works above and below ground, all at 59, 60 and 61 Dame Street and 1 and 2 Eustace Street, Dublin (also known as "Shamrock Chambers") (a protected structure).

Decision

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

Reasons and Considerations

Having regard to the prominent site location within a Conservation Area, as set out in the Dublin City Development Plan 2022-2028, and the excessive height, scale, and massing of the proposed roof extension relative to the proportions of the host building, it is considered that the proposed roof extension would be an overly dominant and obtrusive form of development that would seriously injure the character and appearance of the host building and the visual amenity of the surrounding conservation area. Furthermore, it is considered that the proposed removal of the Dame Street shopfront and the subsequent design alterations, as proposed, would seriously injure the character and distinctiveness of this building, which is of heritage value, and the visual amenity of the surrounding Conservation Area. The proposed development would be contrary to Policies BHA2 and BHA9 of the Dublin City Development Plan 2022-2028, which seek to protect the special interest and character of protected structures and conservation areas, would set an undesirable precedent for similar type development, and 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 23rd day of September 2024.