

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4441/23

APPEAL by 24 South Frederick Street Propco Limited care of Thornton O'Connor, Town Planning of Number 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 1st day of November, 2023 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Change of use from art gallery, retail, yoga studios and offices to hotel use, which will be operationally linked to the Trinity Townhouse Hotel located at Numbers 12, 29 and 30 Frederick Street South, Dublin. The development will comprise 25 number bedrooms and ancillary lounge areas and will function as an extension to the existing Trinity Townhouse Hotel. The development will include the demolition of the non-original rear annexes from lower ground level to second floor level (circa 155 square metres) and the construction of a ground floor level rear extension (circa 122 square metres) over an extension at lower ground floor/basement level (circa 114 square metres). The development will increase the gross floor area of numbers 24 and 25 Frederick Street South from circa 800 square metres to circa 881 square metres. The development will also comprise of the replacement of the non-original PVC windows to the rear of the existing properties with sliding sash timber windows; internal room modifications including an interconnecting link between numbers 24 and 25 at ground floor

level; signage; lighting; bin storage; plant; green and blue roofs; hard and soft landscaping and all associated site works above and below ground at a 0.037 hectare site at Numbers 24 and 25 Frederick Street South, Dublin (both Protected Structures).

Decision

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

Reasons and Considerations

1. The proposed works to the interior, which comprise the reconfiguration of the floor plans at all levels and intensification of services to accommodate hotel use, would result in serious injury to the legibility of the historic floor plans and the special architectural character, including the delicate historic fabric of the Protected Structures - which are significant early buildings as identified by the National Inventory of Architectural Heritage (NIAH) and the Dublin Civic Trust Early Building's Study. The proposed demolition of the historic warehouse structure to the rear, together with the proposed amalgamation of the historic building plots, would give rise to an unacceptable loss of historic fabric, form, legibility and features which contribute to the special interest and would, therefore, cause serious injury to the special architectural character, integrity, setting and curtilage of the Protected Structures. The design, form, scale and siting of the proposed extensions do not relate to nor complement the special architectural character of the Protected Structures. Therefore, the proposed development does not relate sensitively to the architectural detail and character of the Protected Structures and their curtilage and would contravene Policies BHA2 (a) (b) (d) (e) (f), BHA6, BHA9 and BHA11 of the Dublin City Development Plan 2022-2028, would create an undesirable precedent for similar type development and would be contrary to the proper planning and sustainable development of the area.

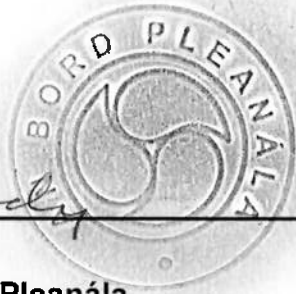
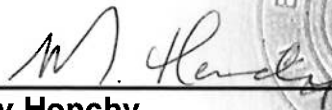
2. The change to this section of the street, by the provision of additional hotel accommodation, and by the proposed change of use of number 24 and 25 Frederick Street from Art Gallery, Retail, Yoga Studios and office to hotel use would alter and erode the character of the neighbourhood by diminishing its diversity, and leave long-lasting effects on its identity and therefore would not accord with the zoning objective for the area Z5 as it relates to central area development. Furthermore, the proposed development would be contrary to Policy SC3, would seriously injure the urban character and amenities of the historic city core, would create a precedent for similar type undesirable development, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the totality of the file.

The Board disagreed with the Inspector and shared the opinion of the local authority that the amalgamation of the historic building plots would give rise to an unacceptable loss of historic fabric, form, legibility and features which contribute to the special interest and would, therefore, cause serious injury to the special architectural character, integrity and setting of the protected structures. In addition, the proposed works to the interiors would result in serious injury to the legibility of the historic floor plans. The Board considers the works proposed would contravene policy BHA2, Development of Protected Structures, BHA6, Buildings on Historic Maps, BHA9, Conservation Areas and policy BHA 11, Rehabilitation and Reuse of Existing Older Buildings, in the Dublin City Development Plan 2022-2028.



The Board also concurred with the local authority that the proposed use would alter and erode the very character that makes the neighbourhood special by diminishing its diversity and that this would be contrary to Policy SC3, Mixed Use Development, in the Dublin City Development Plan 2022-2028.



Mary Henchy

Member of An Bord Pleanála

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

Dated this 18th day of September 2024