



An
Bord
Pleanála

Board Order ABP-319129-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4887/23

Appeal by A Star Backpackers Limited care of SCA Planning of 17a Bridgecourt Office Park, Walkinstown Avenue, Dublin against the decision made on the 30th day of January, 2024 by Dublin City Council to refuse permission.

Proposed Development: Modifications to the permitted 125-bedroom tourist hostel granted under planning register reference number 3781/23 comprising an additional floor of hostel accommodation resulting in an eight-storey (over-basement) building accommodating 144 number bedrooms at first to seventh floor levels, additional setback at the southern (rear) elevation of the seventh (top) floor, associated amendments to elevations, site works and services, all at 6-12 (inclusive) Sackville Place and 107A Marlborough Street, Dublin.

Decision

GRANT permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, the relevant National Guidelines, the Z5 – City Centre zoning of the site, the planning history of the site, and the nature, form, scale and design of the proposed extension to the permitted hotel, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be overly visually dominant, would not have undue overbearing impacts on the surrounding streetscape within the Architectural Conservation Area, would not detract from the character of the surrounding streetscape and adjacent properties in the Architectural Conservation Area, would be in accordance with Policy BHA7 (Architectural Conservation Areas) and Section 11.5.2 (Architectural Conservation Areas) of the Dublin City Development Plan 2022-2028, and would not set an undesirable precedent. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall comply with the conditions of planning register reference number 3781/23, except as otherwise may be required in order to comply with the following conditions.

Reason: In the interest of clarity.

3. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. Prior to commencement of development, the developer shall enter into connection agreements with Uisce Éireann to provide for service connections to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

5. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

7. The developer shall pay to the planning authority a financial contribution in respect of Luas Cross City Scheme (St. Stephen's Green to Broombridge Line) in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *6th* day of *March*, 2025.