

An  
Bord  
Pleanála

**Board Order**  
**ABP-319461-24**

---

## **Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3125/24.**

**Appeal** by Cathal Garrad care of O'Dea and Moore Architects of 9 Castlewood Park, Rathmines, Dublin against the decision made on the 21<sup>st</sup> day of March 2024, by Dublin City Council, to refuse permission for the proposed development.

**Proposed Development:** Permission and Retention: (1) Retention and completion of layout and elevational modifications to existing two storey building including partial demolition (39 square metres) to create a landscaped courtyard and new front boundary fence with piers; (2) proposed change of use (329 square metres) from approved office/retail use to tourist hostel; and (3) retention of 29 square metres single storey bike store/maintenance store at 10/11 Liberty Lane, Dublin.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the Z5 zoning of the site, the lack of existing, consented or proposed tourist hostel uses in proximity to the site, its location within the historic city core and a zone of archaeological constraint, the design and layout, relationship to surrounding properties and the general visual appearance of the proposed development and development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would provide for an acceptable design and quality of tourist hostel accommodation, would not negatively impact on the residential amenities of neighbouring properties or the future occupants of the development, would align with the prevailing character and setting of the surrounding area and would be in accordance with the provisions of the Dublin City Development Plan 2022-2028, particularly Policy Objective CEE28. The proposed development and development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained, 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 or, if applicable, within three months of the date of this Order and the development shall be retained, carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The proposed development and development proposed to be retained shall be amended as follows:
- (a) Relocate the proposed bin store to the front of the site adjacent to the front boundary of the site within a secure compound.
  - (b) Provision of two number secure staff cycle parking spaces within the bike store to the rear of the site proposed to be retained, with segregated changing, locker and maintenance areas.
  - (c) Provision of two number visitor cycle parking spaces to the front of the site.
  - (d) Confirmation of the type of obscured glazing to be implemented at 1<sup>st</sup> floor level along the eastern elevation.
  - (e) Street lighting shall be provided to the front of the site along Liberty Lane. Such low-level lighting shall be designed as such to be fixed downwards, shall not be affixed to neighbouring properties and shall be provided prior to the operation of the development.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** in the interest of visual and residential amenity.

3. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit to and agree in writing with the planning authority, details for the disposal of surface water from the site.

**Reason:** In the interest of public health.

4. Prior to the commencement of development, the developer shall enter into a connection agreement with Uisce Éireann (Irish Water) to provide for a service connection 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. If, during the course of site works any archaeological material is discovered, the City/County Archaeologist/Planning Authority shall be notified immediately. The developer is further advised that in this event that under the National Monuments Act, the National Monuments Service, Department of Housing, Heritage and Local Government and the National Museum of Ireland require notification.

**Reason:** In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed in the course of development.

6. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including noise and dust management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interest of public safety and amenity.

7. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

**Reason:** To safeguard the amenity of property in the vicinity.

8. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.


**Reason:** In the interest of reducing waste and encouraging recycling.

9. 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.

10. The developer shall pay to the planning authority a financial contribution in respect of the Luas Cross City 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.



**Patricia Calleary**

**Member of An Bord Pleanála**

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

**Dated this 23 day of April 2025.**