

An  
Bord  
Pleanála

Board Order  
ABP-319514-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4128/23**

**APPEAL** by Colm McNamara of 43 Chesterfield, River Park Apartments, Conyngham Road, Islandbridge, Dublin, and by Grafton Residence ULC care of McGill Planning of 22 Wicklow Street, Dublin, and by Others against the decision made on the 26<sup>th</sup> day of March 2024 by Dublin City Council to grant, subject to conditions, a permission to Grafton Residence ULC.

**Proposed Development:** The proposed development will comprise the demolition of all existing commercial buildings on site (circa 612 square metres) and the construction of a mixed-use development up to eight storeys in height over two number levels of basement and comprising the following: Restaurant/Bar and Retail unit at ground floor and basement levels; Hotel providing a total of 61 number bedrooms (all ensuite), along with gym and all ancillary facilities/ plant associated with the hotel provided at basement to fifth floor. The hotel bedrooms will be located from first to fifth floor. This proposed hotel facility will operate as an extension to, and will be managed by, the existing nearby Grafton Hotel. Six number residential apartments (located on the sixth and seventh floors), comprising two number one-bed, three number two-bed and one number three-bed units, ranging in size from circa 54 square metres to circa 128 square metres and with balconies to the south/east/north/

west elevations. The total gross area of the building including basement is circa 4,361.6 square metres; all associated site development works, plant areas, landscaping, waste management areas, and services provision, all at "Textile House", located at Numbers 3 - 5 Johnson's Place (also known as Johnson Place) and Numbers 2 - 5 Clarendon Market, Dublin 2. The site is located adjacent/proximate to a number of protected structures Number 1 Johnson's Place (Recorded Protected Structure Reference 4063), Number 2 Johnson's Place (Recorded Protected Structure Reference 4064), former Mercer Hospital, Mercer Street (Recorded Protected Structure Reference 5074), and Number 39 William Street South (Recorded Protected Structure Reference 8580).

## **Decision**

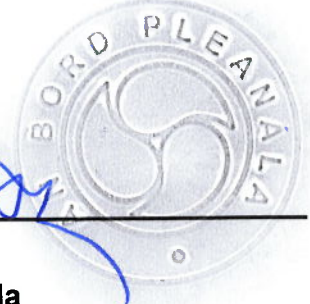
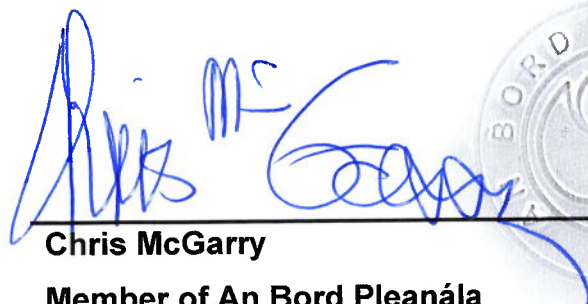
**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Reasons and Considerations**

Having regard to the proposed provision of a significant number of windows positioned along the shared southern and southeastern site boundaries, serving proposed hotel bedrooms and bedrooms in the proposed apartments, and also noting that the proposed bedrooms would be wholly reliant on light and aspect via those proposed windows on the property boundary, it is considered that the proposed development would adversely impact upon, in particular, the development potential of third party properties to the south of the subject site and would be likely to seriously injure the amenities, and depreciate the value, of those properties. Such an adverse impact on the adjoining lands would militate against future urban consolidation and densification and would thus conflict with the land-use zoning Objective Z5 which promotes the consolidation of the city centre area and would conflict with Policy QHSN6 'Urban Consolidation' and Policy QHSN10 'Urban Density' of the Dublin City Development Plan 2022-2028. The proposed development

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 for the proposed development, the Board considered that the placing of a significant number of windows serving habitable rooms on the shared site boundaries would significantly and adversely impact upon the redevelopment potential of those city centre properties located immediately to the south of the subject site. The Board's noted that the adjoining properties to the south are already constrained by their city centre location, and proximity to neighbouring properties, and also noted the non-residential use of the upper floor of those buildings. However, the Board was concerned that any future redevelopment of those sites would be further compromised by the presence of an increased number of windows on their northern and north-western boundary resulting from the development as proposed in the subject application.



**Chris McGarry**

**Member of An Bord Pleanála**

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

Dated this 12<sup>th</sup> day of May 2025.