

An
Coimisiún
Pleanála

Commission Order
ABP-319920-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

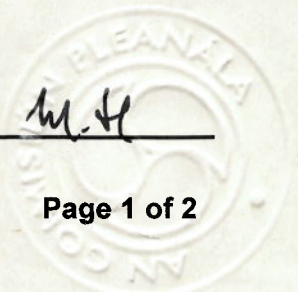
Planning Register Reference Number: 3449/24

Appeal by Lucky Park Limited care of SCA Planning and Development Consultants of 17A Bridgecourt Office Park, Walkinstown, Dublin against the decision made on the 16th day of May, 2024 by Dublin City Council to refuse permission.

Proposed Development: Retention of change of use from retail office to hotel with 17 number hotel bedrooms (at first, second, third and fourth levels), general alterations, including the following: provision of bathrooms and relocation of internal partitions, upgrading of fire resistance of doors and floors, and repair of sliding sash windows, with internal modifications and associated site works; all at 18/19 Duke Street (protected structures) and number 8 Duke Lane Upper, Dublin.


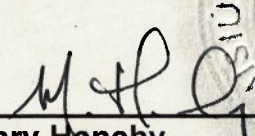
Decision

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



Reasons and Considerations

1. Having regard to the nature and extent of the works to the protected structures at numbers 18 and 19 Duke Street Upper which are the subject of this application, it is considered that the applicant has not demonstrated that the development proposed to be retained has respected the plan form, original building fabric, including internal walls, and surviving architectural details of the protected structures, or that sufficient regard has been had to Policy BHA2 (Development of Protected Structures) of the Dublin City Development Plan 2022-2028. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature and location of the proposed hotel use, it is considered that the applicant has not appropriately addressed the stated provisions of Policies CEE28 (Visitor Accommodation), SC3 (Mixed Use Development), QHSN7 (Upper Floors), and Section 15.14.1 (Hotels and Aparthotels) of the Dublin City Development Plan 2022-2028 in relation to the mix of uses in the area, including the objectives to support the development of residential uses, to convert old office buildings to residential use, and in relation to levels of visitor accommodation in the area. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 11th day of July 2025.