



An
Coimisiún
Pleanála

Commission Order
ABP-320119-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3560/24

Appeal by Red Rock Pleasants Street Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 11th day of June, 2024 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The development will consist of: (A) the demolition of the existing buildings on site (973.4 square metres) and the construction of a six-number storey (over-basement) tourist hostel (overall height circa 19.65 metres with a plant enclosure screen above to 21.125 metres) above ground level to parapet along with setback at fifth floor level (with a gross floor area proposed of circa 3,970 square metres; (B) provision of a reception area (with pedestrian access from Pleasants Street) with ancillary café/bar/restaurant/co-working use (circa 227 square metres) and kitchen/group dining space (circa 21 square metres) at ground floor level, and other ancillary amenities including a cinema, guest laundry room, plant rooms, storage rooms, and staff facilities at basement level; (with a gym for guest use is located at first floor level); (C) provision of 85 number guest rooms in a mixture of accessible, twin, family, four number, six number, eight number, 10 number and 12 number person bedrooms across the upper five number floors; and (D)

provision of dedicated, secure cycle parking storage (20 number spaces), refuse storage, switch room, ESB substation, utilities located to the rear of the ground floor layout, with green/blue roof/PV panels at roof level and all associated works to facilitate the development on lands (circa 0.0745 hectares) at 49-51 Pleasants Street, Pleasants House and 5 Pleasants 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 provisions of the Dublin City Development Plan 2022-2028, including the Z4 land use zoning objective for the area and to Policy CEE28 'Visitor Accommodation', and having regard to the scale, height, form, and design of the proposed hostel development including the reduction in bed spaces proposed in the first party appeal, the planning history of the site including the current extant planning permission for a five-storey mixed use building, the location of the site and the pattern and nature of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide for and improve mixed-services facilities in the area and would not seriously injure the character and amenities of the area or of property in the vicinity. The proposed development would, therefore, accord with the proper planning and sustainable development of the area. The Commission made its decision consistent with Section 15(1) of the Climate Action and Low Carbon Act 2015, as amended and with the Climate Action Plan 2024 and Climate Action Plan 2025.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application and amended by the further plans and particulars received by An Coimisiún Pleanála with the appeal on the 8th day of July 2024, 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. For the avoidance of doubt, the hostel hereby approved shall not exceed 85 bedrooms and 267 bedspaces. Drawings shown the revised room layouts shall be submitted to the planning authority prior to the commencement of development.

Reason: In the interests of clarity and to protect residential amenity.

3. The following shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development:
 - (a) details of the materials, colours and textures of all the external finishes to the proposed building,
 - (b) details of proposed window screening/louvres for hotel bedroom windows, and
 - (c) details of hotel signage including illumination.

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

4. The ground floor café/bar/restaurant shall close at 2200 hours Monday to Sunday. Furthermore, no outdoor seating shall be permitted.

Reason: To protect the residential amenities of property in the vicinity.

5. A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained, and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment and the amenities of properties in the vicinity.

6. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site, including a full photographic record of the existing buildings. In this regard, the developer shall:

- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation relating to the proposed development, and
- (b) employ a suitably qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works. The assessment shall address the following issues:

- (i) the nature and location of archaeological material on the site, and
- (ii) the impact of the proposed development on such archaeological material.

A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements including, if necessary, archaeological excavation, prior to commencement of construction works. In default of agreement on any of these requirements, the matter shall be referred to An Coimisiún Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

- 7. Prior to the commencement of development the developer shall enter into a Connection Agreement with Uisce Éireann to provide for service connections to the public water supply and wastewater collection network.

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

- 8. Water supply and drainage arrangements, including 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.

9. (a) Prior to the commencement of development, a Demolition Management Plan and Demolition Waste Management Plan shall be submitted for the written agreement of the planning authority. This plan shall be implemented in full during the course of demolition and construction of the development.
- (b) 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, noise and dust management measures, construction traffic, and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and amenity.

10. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA'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.

11. 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.

12. 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 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 Coimisiún 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.

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



Mary Gurrie

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

Dated this 07 day of August 2025