



An
Coimisiún
Pleanála

Commission Order
ABP-321007-24

Planning and Development Acts 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: 4029/24

APPEAL by Welthomas Property Limited care of Declan Brassil and Company of Lincoln House, Phoenix Street, Smithfield, Dublin against the decision made on the 10th day of September, 2024 by Dublin City Council to refuse permission for the proposed development.

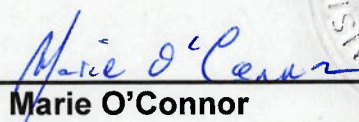
Proposed Development: The proposed development comprises site clearance works, including the demolition of all existing buildings /structures on site, including the existing boundary wall and gates along the Thomas Street frontage, and the construction of a new Part 3-; Part 4-; Part 6- and Part 7- storey Aparthotel building over basement level with a total Gross Floor Area of 6,790 square metres together with the formation of a new vehicular access ramp (with integrated bicycle lane) off Thomas Street leading to basement level. The basement level will accommodate 16 number cycle parking spaces; staff changing-rooms/showers; a service yard and ancillary plant and storage rooms; waste/refuse storage; ancillary gym for hotel guests and ancillary kitchen. Ground floor level will accommodate a reception area (222.9 square metres) and café (156.6 square metres) accessed off Thomas Street, and an ESB sub-station and switch room. Aparthotel rooms / suites are provided at first to fifth floor level (93 number self-contained/self-catering units). At sixth floor level, a public bar / event space (257.5 square metres) with south facing roof terrace is provided. Other site works include the

provision of hard and soft landscaping measures to ancillary amenity spaces. The proposed building incorporates sustainable drainage measures that includes green roofs and underground attenuation tank. Screened plant is provided at rooftop level, all on a site at Thomas Street, including Number 144 Thomas Street (the site is bounded by Number 143 Thomas Street, and Marshalsea Lane to the east and Numbers 151-156 Thomas Street to the west), Dublin.

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

Reasons and Considerations

Having regard to the basement proposed at application stage and as revised on appeal, to the location of the site which is within the Zones of Archaeological Interest of a number of sites on the Record of Monuments and Places including RMP DU018-020 (Historic City), and to the lack of a Basement Impact Assessment submitted as part of the application or appeal, it is considered that the proposed development would be contrary to Section 15.15.1.4 (Basements) and Policy BHA26 (Archaeological Heritage) of the Dublin City Development Plan 2022-2028, which seeks to protect archaeological material in situ including through the omission of basements except in exceptional circumstances. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Marie O'Connor
Planning Commissioner of An Coimisiún
Pleanála
duly authorised to authenticate
the seal of the Commission.

Dated this 21 day of August 2025.