

An
Coimisiún
Pleanála

Commission Order
ABP-322735-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1604/25

Appeal by Peachbeach ULC care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 14th day of May, 2025 by Dublin City Council to refuse permission.

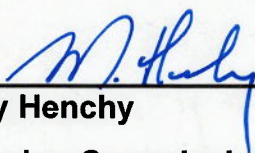
Proposed Development: Demolition of the existing one to three-storey buildings (2,619 square metres) and the construction of a six-storey building over basement (703 square metres) with roof level plant room (65 square metres) (total gross floor area 5,550 square metres). The proposed development will accommodate a mixed-use development comprising a 113 number bedroom hotel with associated terraces on north and south elevations at fourth floor level and on all elevations at fifth floor level, reception and ancillary café/restaurant located at ground floor and lower ground floor level accessed from Baggotrath Place with secondary entrance from Baggot Street Lower (4,998 square metres) and retail unit at ground floor level accessed from Baggot Street Lower (457 square metres) with ancillary cycle parking at basement level, plant room, bin storage, water tank, signage, SuDs features, including green and blue roof provision, substation and all ancillary site development and excavation works above and below ground, all at 15-16 Baggot Street Lower, Dublin.

Decision

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

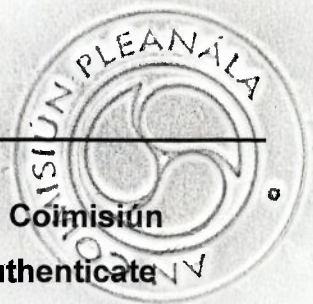
Reasons and Considerations

Having regard to the scale and massing of the proposed development and its proximity to a protected structure and a designated conservation area, it is considered that the proposed development would be overbearing on the protected structure, and would seriously injure the special architectural character, setting, significance, and legibility of the area. Furthermore, it is considered that the proposed development would be incongruous with the established streetscape of Baggot Street Lower and would be visually detrimental to the adjoining protected conservation area. The proposed development would be contrary to the Dublin City Council Height Strategy (Appendix 3) and Policy BHA2 (a) and (d) of the Dublin City Development Plan 2022-2028 insofar as the proposed development would detract from the setting of adjoining protected structures, and would be contrary to Policy BHA9 of the development plan, which relates to development within or affecting a conservation area, and 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 3rd day of October 2025.