

An
Coimisiún
Pleanála

Commission Order
ACP-322844-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1085/25

Appeal by West of Camden Residents' Association care of James Wickham of 23 Pleasant's Street, Dublin against the decision made on the 27th day of May, 2025 by Dublin City Council to grant subject to conditions a permission to Red Rock Pleasant's Street Limited care of John Spain Associates of 39 Fitzwilliam Place in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of the existing building on site (circa 973.4 square metres) and the construction of a six number storey (over-basement) hotel (overall height circa 19.455 metres) above ground level to parapet along with setback at fifth floor level (with a gross floor area proposed of circa 3,916 square metres). Construction of 100 number bedroom hotel from basement to fifth floor levels. Provision of a reception area (with pedestrian access from Pleasant's Street) with ancillary café/bar/restaurant use (circa 200 square metres) and ancillary areas at ground floor level and provision of plant and other ancillary facilities at basement level, refuse storage, switch room, ESB substation utilities and internal bicycle parking areas located at ground floor level, with green/blue roof/PV panels and plant area at roof level and all associated works to facilitate the development, all on

a site at 49-51 Pleasant's Street, Pleasant's House and 5 Pleasant's 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

In coming to its decision, the Commission performed its functions in relation to the making of its decision, in a manner consistent with Section 15(1) of the Climate Action and Low Carbon Act 2015, as amended by Section 17 of the Climate Action and Low Carbon Development (Amendment) Act 2021, in accordance with the provisions of the Climate Action Plan 2024 and Climate Action Plan 2025.

Having regard to the provisions of the Dublin City Development Plan 2022-2028, including the Z4 land use zoning objective for the site and surrounding area, Policy CEE28 (Visitor Accommodation) of the development plan, and also having regard to the scale, height, form, and design of the proposed hotel development, the planning history of the site, 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, would be in accordance with Policy SC11 (Compact Growth) of the development plan which seeks to promote compact growth and sustainable densities through the consolidation and intensification of infill and brownfield lands, particularly on public transport corridors, would not result in an undue concentration of visitor accommodation

in the area, would not seriously injure the character and amenities of the area or of property in the vicinity, and would not result in the obstruction of adjoining streets or the creation of a traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 30th day of April, 2025, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The ancillary café/bar/restaurant shall not expand into any adjoining areas within the permitted hotel building. No outdoor seating shall be provided without a prior grant of planning permission.

Reason: To protect existing residential amenities.

3. The hotel and ancillary café/bar/restaurant shall be managed in accordance with the details set out in the Hotel Management Plan received by the planning authority on the 17th day of January, 2025.

Reason: To protect adjoining residential amenities.

4. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

5. Any additional external signage shall be the subject of a separate grant of planning permission. Such signage shall consist of individual lettering mounted or hard painted on the fascia, with the lettering to be of a high-quality material such as stainless steel, with a height not exceeding 0.4 metres and any illumination to consist of backlighting.

Reason: To clarify the scope of the permission, and in the interest of visual amenity.

6. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 200, as amended, shall be displayed or erected on the building exterior or inside the windows without a prior grant of planning permission.

Reason: To allow further assessment of the impact of advertising on the amenities of the area in the interest of visual amenity.

7. Other than as permitted, no additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunications aerials, antennas or equipment, unless authorised by a further grant of planning permission.

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

8. The developer shall implement the following:
- (a) Secure key/fob access to internal cycle parking shall be provided. Cycle parking shall be in place and ready for use prior to occupation of the proposed development.
 - (b) Prior to commencement of development, details shall be submitted for the agreement of the planning authority with regard to the retention or reinstatement of public cycle parking spaces on the public footpath along Pleasant's Street, to include the timing of such works.
 - (c) All external doors shall open inwards, except where required for emergency egress or sub-station access.
 - (d) A finalised plan containing details for the management of waste and, in particular, recyclable materials within the proposed 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.

- (e) The proposed development shall be carried out and operated in accordance with the provisions of the Mobility Management Plan (MMP) received by the planning authority on the 17th day of January, 2025. The developer shall undertake an annual monitoring exercise to the satisfaction of the planning authority for the first two years following occupation of the development and shall submit the results to the planning authority for consideration and placement on the public file.
- (f) Details of the materials proposed in public areas shall be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of orderly development and sustainable transportation.

- 9. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

- 10. Prior to commencement of development, the developer shall enter into connection agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network.

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

11. (a) Prior to 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 proposed development.
- (b) Prior to commencement of development, 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 proposed development, including hours of working, noise and dust management measures, construction traffic, and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

12. The developer shall engage a suitably qualified licence eligible archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in areas of proposed ground disturbance and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the National Monuments Service, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site clearance/dredging/underwater works and/or construction works. The report shall include an archaeological impact statement and mitigation strategy. Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record, archaeological excavation and/or monitoring shall be required. Any further archaeological mitigation requirements specified by the

planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority. The planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post excavation work. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation either in situ or by record of places, caves, sites, features or other objects of archaeological interest.

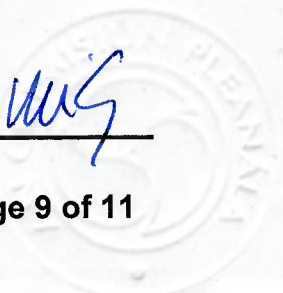
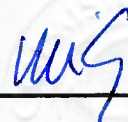
13. (a) During the operational phase of the proposed development, the noise level shall not exceed (a) 55 dB(A) rated sound level between the hours of 0700 to 2300, and (b) 45 dB(A) 15min and 60 dB LAfmax, 15min at all other times (corrected for a tonal or impulsive component) as measured at the nearest noise sensitive location. Procedures for the purpose of determining compliance with these limits shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

- (b) Any amplified music or other specific entertainment noise emissions from the premises shall not exceed the background noise level by more than 3 dB(A) during the period 0800 to 2200 hours and by more than 1 dB(A) at any other time, when measured at any external position adjoining an occupied dwelling in the vicinity. The background noise level shall be taken as L90 15 mins and the specific noise shall be measured at LAeq.T 15min. Detailed plans and particulars indicating sound-proofing or other measures to ensure compliance with this condition shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In order to protect the amenities of residential property in the vicinity.

14. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the reinstatement of services/infrastructure currently in the charge of the planning authority which may be damaged by the construction of the proposed development and by the transport of materials to the site, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory reinstatement of the services/infrastructure. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: In the interest of traffic safety and the proper planning and sustainable development of the area.

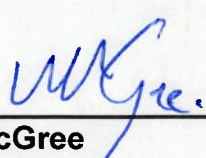


15. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the 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.

16. The developer shall pay to the planning authority a financial contribution in respect of the Luas Cross City St. 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.


Liam McGree

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



Dated this 28th day of OCTOBER 2025.