



An  
Coimisiún  
Pleanála

**Commission Order  
ACP-322971-25**

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**Planning and Development Act 2000, as amended**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2766/24**

**Appeal** by Kevin Woods on behalf of family care of Sheridan Woods Architects of 14 Baggot Street Lower, Dublin against the decision made on the 9<sup>th</sup> day of June 2025, by Dublin City Council to grant permission, subject to conditions, to Hibernia Real Estate Group Limited care of IMG Planning Limited of 75 Fitzwilliam Lane, Dublin for the proposed development.

**Proposed Development:** Alterations to planning permission for the refurbishment and extension of the buildings under planning reference number 3706/21; An Bord Pleanála reference number ABP-312494-22 to provide an additional 1,433 square metres gross floor area of office accommodation (to 17,544 square metres GFA; an additional 7,672 square metres GFA to the existing building) comprising: (1) rearrangement of permitted basement layout reducing car parking spaces from 16 number (including one number disabled space) to six number (including two number disabled spaces); increasing cycle parking spaces from 174 number to 238 number; repositioning of cycle parking areas, staff showers, changing rooms and lockers, cycle repair area, plant and tank areas, bin storage areas and provision of one number motorcycle parking space; (2) reconfiguration of

layout of ground floor on the Hatch Street Upper frontage including incorporation of permitted office space for collaborative working into building reception area and repositioned ESB substation and switch rooms and on the Adelaide Road frontage to provide for extended building reception area; (3) construction of an extension (147 square metres) to the permitted sixth floor office floorplate on the Hatch Street Upper frontage; (4) construction of an extension (97 square metres) to the permitted seventh floor office floorplate on the Hatch Street Upper frontage including provision of a 44.5 square metres roof terrace; (5) reconfiguration of the permitted roof terrace and green roof on the seventh floor on the Adelaide Road frontage including provision of a plant enclosure and extension of the area of the roof terrace from 136.8 square metres to 223 square metres; and (6) construction of an additional office floor (1,158 square metres) set back from Hatch Street Upper frontage with two new roof terraces – 87 square metres to the north and 192 square metres to the south all at Montague House, Adelaide Road, Dublin and Hardwicke House, Hatch Street Upper, 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 land use zoning of the subject site, the provision of the Dublin City Development Plan 2022-2028, and the design, scale and layout of the proposed development, the permitted scheme on site, and the pattern of existing and proposed development in the surrounding area, it is considered that subject to compliance with the conditions set out below, the proposed

development would provide for an appropriate form of development and would not adversely impact upon the built heritage of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The 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 13<sup>th</sup> day of May 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 development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission An Bord Pleanála Reference: ABP-3124942-22 (Register Reference 3706/21) unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. The developer shall comply with the following transportation requirements:

- (a) The proposed development shall otherwise comply with the conditions of permission granted under ABP-3124942-22, (Register Reference 3706/21).
- (b) The six number car parking spaces incorporating two number accessible spaces shall be permanently allocated to the assigned use and shall not be sold, rented or otherwise sub-let or leased to other parties.
- (c) A minimum of 238 number cycle spaces shall be provided. Staff cycle parking shall be secure, conveniently located, sheltered and well lit. Shower and changing facilities shall also be provided as part of the development. Key/fob access should be required to bicycle compounds. Visitor cycle parking design shall allow both wheel and frame to be locked.
- (d) The developer shall submit a Parking Management Plan for written agreement of the planning authority. Details of allocation of spaces including provision of car parking for service/maintenance vehicles shall be provided.

**Reason:** In the interest of road safety.

4. No additional development shall take place above roof level, including lift motors, air handling equipment, storage tanks, ducts or other external plant other than those shown on the drawings hereby approved, unless authorised by a prior grant of planning permission.

**Reason:** To safeguard the amenities of surrounding occupiers and the visual amenities of the area in general.

5. The landscape scheme accompanying the application shall be implemented fully in the first planting season following completion of the development, and any trees or shrubs which die or are removed within three years of planting shall be replaced in the first planting season thereafter. The landscape scheme shall have regard to the Guidelines for Open space Development and Taking in Charge, copies of which are available from the Parks and Landscape Services Division.

**Reason:** In the interests of amenity, ecology and sustainable development

6. Prior to commencement of development, the developer shall lodge with the planning authority a bond of an insurance company, a cash deposit, or other security to secure the satisfactory maintenance, completion and any reinstatement of services/infrastructure currently in the charge of Dublin City Council, and to secure the satisfactory completion of services until taking in charge by a Management Company or by the Local Authority of roads, footpaths, open spaces, street lighting, sewers and drains to the standard required by Dublin City Council. The form and amount of the security shall be as agreed between the planning authority and the developer, coupled with an agreement empowering the planning authority to apply such security or part thereof. In the event that land to be used as open space is taken in charge, the title of any such land must be transferred to Dublin City Council at the time of taking in charge.



**Reason:** To achieve a satisfactory completion of the development.

7. 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.

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

  
Declan Moore

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



Dated this 21<sup>st</sup> day of October 2025.