



An
Coimisiún
Pleanála

Commission Order
PL-501388-DS-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1493/26

APPEAL by Peninsula Suite Holdings Limited against the decision made on the 27th day of April, 2026 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The construction of an additional fifth floor set back with flat roof to accommodate (four number) guest suites in accordance with previously granted development (reference ABP-309875 and WEB5532/25) providing a total of (23 number) suites along with all associated site works and services necessary at 92-93 Francis Street and 1 Mark's Alley West, Dublin.

Decision

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

Reasons and Considerations

Having regard to the location and character of the Z4 zoned lands and surrounding area situated in the Thomas Street and Environs Architectural Conservation Area, together with the provisions of the Dublin City Development Plan 2022-2028 including inter alia policy BHA 7 which seeks to ensure that development within an Architectural Conservation Area positively contributes to its character and respects the established scale massing and historic context, it is considered that the proposed development, resulting in a six storey building, would be inappropriate in terms of scale and massing, would be visually incongruous and would fail to contribute positively to the streetscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered the specific characteristics of the proposed development and site including the nature of the restricted infill corner site, the adjacent traditional three-storey row houses at 90 and 91 Francis Street, the pair of adjacent three-storey row houses along Marks Alley and the extant permission for a five-storey over basement with a setback sixth-storey/ fifth floor (comprising roof access only). The Commission determined that the addition of a fifth floor / sixth-storey setback would constitute an overbearing and excessive form of development when viewed in the context of its immediate neighbouring nineteenth century buildings. The Commission considered the vertical massing of the two-storey setback above the parapet line of number 90 and 91 Francis Street with an abrupt transition in scale from six storeys to three stories, particularly when viewed from the southern end of Francis Street, to be overbearing. The Commission also considered the upper floor transition in scale to six stories from three stories on Marks Alley to be incongruous and determined that the parapet level would not read as the dominant street element, as the visual impact of the proposed additional sixth storey is not sufficiently moderated by the proposed change in material at the

fifth and sixth storey levels. Furthermore, the Commission considered that the two-storey rooftop expression would not be subordinate to the building facades, and would not, therefore, be an appropriate contextual design response where the prevailing heights on Francis Street are generally three to four stories. The Commission concluded that the proposed sixth storey setback would fail to contribute positively to the streetscape, would not protect or enhance the character and appearance of the area, would not be sympathetic to its context or appropriate in terms of scale, height or mass. The Commission determined that the proposed development does not accord with policy BHA7 of the CDP or Section 6.2.8 of the Thomas Street and Environs ACA and would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

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

Dated this 21st day of September 2026