

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1622/26

Appeal by 24 South Frederick Street Propco Limited against the decision made on the 11th day of May, 2026 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The development will consist of: the change of use of part of the ground floor from gallery to hotel and café use, and the change of use of the lower ground, first, second and third floors from gallery, office, yoga studios and residential to hotel use. The hotel development, which will comprise 19 number en-suite bedrooms and ancillary areas, will be operationally linked to the Trinity Townhouse Hotel located at numbers 12, 29 and 30 Frederick Street South, Dublin. The development will increase the gross floor area of numbers 24 and 25 Frederick Street South by 16 square metres (from circa 925 square metres to circa 941 square metres) and will include: internal room modifications; the provision of a link between numbers 24 and 25 at ground floor level; the replacement of the non-original PVC windows to the rear of the existing properties with timber sliding sash windows; signage; bin storage; plant; and all associated site works above and below ground. The development will comprise a multi-use building including

hotel (870 square metres), café (49 square metres) and art gallery (22 square metres), all at numbers 24 and 25 Frederick Street South, Dublin (both Protected Structures).

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 Z5 Zoning Objective, as set out in the Dublin City Development Plan 2022-2028 for the area, where hotel use is a permissible use, it is considered that the proposed development would not result in an overconcentration of hotel use within the immediate area nor would the proposed use create a homogeneous use along Frederick Street South. The development proposes publicly accessible uses at ground floor level of each unit which will complement the existing range of uses available within Frederick Street South and will contribute to the cultural and civic identity of the street.

The loss of the single residential unit is acknowledged. However, it is not considered to be significant in the context of the provision of residential use in the wider city centre.

The proposed mixed-use development satisfactorily accords with the requirements of Policy SC3 of the development plan.

Satisfactory guest amenity has been provided for and the operational links with the established hotel use on Frederick Street South has been adequately demonstrated, which this development would form part of.

The internal works proposed would not give rise to significant adverse effects upon the legibility or heritage value of the Protected Structures. The proposed external works to the rear elevation are modest. The replacement of all windows to the rear elevation and inclusion for the active use of the historic warehouse as an intrinsic part of the hotel use are considered significant beneficial conservation gains which avoid potential dereliction. The works would not seriously injure the integrity and setting of the protected structures or the visual amenities of the surrounding Conservation Area within which the site is located.

It is considered that the proposed development 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, and as received by An Coimisiún Pleanála on the 5th day of June 2026, 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. Prior to the commencement of the development, the developer shall provide for and shall submit and agree in writing with the planning authority the following requirements:

- (a) a full photographic survey of the existing buildings, both internal and external;
- (b) a record of all surviving historic fabric to be repaired and retained to include doors, architraves, windows, linings, plaster ceilings and cornices, timber floorboards and other floor finishes and all other historic fabric;
- (c) a detailed photographic survey of each door leaf and associated architraves. The description shall clarify the period from which the doors and architraves date;
- (d) where a doorway is proposed to be blocked up, the existing door and architrave shall be retained in situ and presented on the public facing wall side. The development shall provide detailed drawings to demonstrate how obsolete door openings would be permanently closed over. Methodologies shall allow for the retention of the architraves and doors in situ;
- (e) full details of all proposed joist strengthening works;
- (f) details of the range and extent of repointing/cleaning/repair works to brick, stonework and render on all facades;
- (g) details of historic features of interest encountered during the works on inspection by the Conservation Officer as required;
- (h) details of openings within existing internal party walls; and
- (i) a detailed Conservation Method Statement, incorporating all recommendations set out in the Architectural Heritage Impact Assessment which accompanied the planning application, to be prepared by a suitably qualified Conservation Architect to cover all proposed works including demolition, construction, repair and refurbishment.

Reason: To ensure that the integrity of the protected structures is maintained.

3. The developer shall comply with the following requirements to the satisfaction of the planning authority:
- (a) The proposed development shall be carried out under the direction of a suitably qualified Conservation Architect in accordance with the recommendations within the “Architectural Heritage Protection Guidelines for Planning Authorities”, issued by the Department of the Environment, Heritage and Local Government.
 - (b) All permitted works shall be designed to cause minimum intervention to the retained building and facades structure and/or surviving historic fabric and shall be carried out by experienced conservators to the highest conservation standards and historic fabric shall be protected throughout the construction stage. Any fabric identified for repair off site shall be recorded prior to removal, catalogued and numbered to allow for re-instatement.

Reason: In the interests of clarity and best historic building conservation practice.

4. 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 and/or monitoring may 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.

5. Prior to the commencement of development, details of materials, colours and textures of all external finishes including signage and details of illumination (if any) shall be submitted to, and agreed in writing with, the planning authority. The developer shall, where possible include for the reuse of the existing roof finishes arising from the works to the rear of number 24 Frederick Street South.

Reason: In the interest of the protection of architectural heritage.

6. Prior to the commencement of development, a fully detailed Servicing Management Plan shall be submitted to, and agreed in writing with, the planning authority. The implementation of the measures provided for in the plan shall be managed, monitored and reviewed by the operator of the development.

Reason: In the interests of pedestrian and vehicular safety and convenience.

7. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of reducing waste and encouraging recycling.

8. Site development and building works shall be carried out only between the hours of 0800 to 1800 from Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

9. Prior to commencement of the development the developer shall enter into connection agreement(s) with Uisce Eireann (Irish Water) to provide for service connection(s) to the public water supply and/or wastewater collection network.

Reason: In the interest of public health.

10. Water supply and drainage arrangements including the attenuation of surface water and details of flood risk management/mitigation (for the lower ground floor accommodation) shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

11. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, as amended, no additional development shall take place above roof level of the new works, including air handling equipment, storage tanks, ducts, or other external plant other than those already shown on the drawings submitted with the application and those submitted to An Coimisiún Pleanála on the 5th day of June 2026, unless authorised by a prior grant of planning permission.

Reason: In the interest of clarity.

12. Details of the provision of staff cycle parking and associated changing/showering facilities shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of encouraging the use of sustainable modes of transport.

13. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:

- (a) location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;

- (b) location of areas for construction site offices and staff facilities;
- (c) details of site security fencing and hoardings;
- (d) details of parking arrangements for site workers during the course of construction;
- (e) details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
- (f) measures to obviate queuing of construction traffic on the adjoining road network;
- (g) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
- (h) alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
- (i) provision of parking for existing properties during the construction period;
- (j) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (k) containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (l) off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (m) means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains; and
- (n) a record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority.

Reason: In the interest of amenities, public health and safety and environmental protection.

14. During the operational phase, the noise levels from the site, measured as an LAeq (5mins at night, 15 mins in day) when all plant is operating, shall not exceed the LA90 by 5dB(A) or more. Noise levels shall not be so loud, so continuous, so repeated of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place.

No amplified music shall be erected externally or in such a way that music played on the premises is audible outside the premises.

Reason: To protect the amenities of the area.

15. No emissions, including odours, from the activities carried on at the site shall result in an impairment of, or an interference with amenities or the environment beyond the site boundary. The design and installation of the ventilation system shall be undertaken by a suitably qualified person. The extract from the ventilation system shall not be emitted to a courtyard or confined area.

Reason: To protect the amenities of the area.

16. 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.

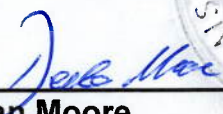
Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

17. The developer shall pay to the planning authority a financial contribution in respect of the 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.

18. 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 satisfactory reinstatement of the site upon cessation of the project coupled with an agreement empowering the planning authority to apply such security or part thereof to such reinstatement. 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: To ensure satisfactory reinstatement of the site.



Declan Moore

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

Dated this 25th day of September 2026.