

DEPUTY PLANNING OFFICER

APPLICATION NO.
PROPOSAL

WEB1823/26

PROTECTED STRUCTURE, CHANGE OF USE: The proposed development relates to two adjacent sites on Fumbally Lane including the Fumbally Square Building within the Fumbally Square site, located to the north of Fumbally Lane and southwest of New Street, and the West Court Building (known as Tower 1 &2) of the Fumbally Court site, located to the south of Fumbally Lane and to the north of Malpas Street, Dublin 8.

The proposed development generally consists of a change of use from office use and the required works to facilitate the development of a 172-no. room aparthotel over two buildings. The application boundary includes a Protected Structure at 12 Fumbally Lane (RPS: 3001- entrance walls and stone setts) and sits as part of a wider site which contains a Protected Structure at 9 Fumbally Lane (RPS Ref. 3000- a stone warehouse).

The development will consist of the development of a 172-no. room aparthotel, within the existing buildings, as follows:

1. Change of use of the existing 5 storey Square Building located within Fumbally Square from office to aparthotel to accommodate 119 no. rooms. The existing central courtyard of the Square Building is to be enclosed by new glazed walls at ground level and a canopy at roof level, creating a central reception and lounge area of 192.7 sq.m, at ground floor level which also includes adjacent spaces to include a social kitchen, luggage store and back of house areas. Internal reconfiguration of the existing office layouts to facilitate aparthotel rooms. A publicly accessible Wellness Studio of 122 sq.m is also provided at ground level accessed from the Fumbally Square courtyard. Upgrades to the existing landscaping of Fumbally Square is also proposed which includes alterations to existing setts (RPS: 3001) to provide for a Part M route. Amendments to the existing façade to include new openings in the on the northern elevation to provide additional windows, a new service entrance at ground level on the southern elevation, the enclosing of the existing central courtyard at ground floor level on the western elevation to form new entrance and enclosure of existing opening on the eastern elevation. Amendments are proposed to the existing basement under Fumbally Square which include the removal of 10 no. car parking spaces and the provision of storage areas, new stair to ground level, cycle parking, back of house areas, staff office and changing areas. The proposed amendments result in a minor increase in gross floor area above ground of c. 233 sq.m all contained within the footprint of the existing building.

2. Change of use of the existing 3 storey West Court Building located within Fumbally Court from office to aparthotel and to accommodate 53 no. rooms. A lounge area at ground floor level is provided as well as back of house areas and inclusion of new internal stairs/lift. Internal reconfiguration of the existing office layouts to facilitate aparthotel rooms. A number of existing blocked up window openings on the west elevation are proposed to be reopened. Upgrades to the existing landscaping of Fumbally Square is also proposed. The proposed amendments result in a minor increase in gross floor area of c. 113.07 sq.m all contained within the footprint of the existing building.

3. Use of existing and upgraded plant and other ancillary facilities at basement and ground level to service the buildings including a new foul connection to the north of the site.

LOCATION	Fumbally Square and Fumbally Court, Fumbally Lane, Dublin 8
APPLICANT	Civic Projects One Partnership L.P., Civic Projects One Partnership L.P.
DATE LODGED	18-Aug-2026
ZONING	
APPLICATION TYPE	Permission

11/09/2026

To be read in conjunction with previous report

1.0 Description of Site and Surroundings

The subject site is located on Fumbally Lane and comprises two sites Fumbally Square, situated on the northern side of Fumbally Lane and Fumbally Court, located to the south. The overall site incorporates a mix of contemporary and historic fabric, including protected structures. At the entrance to Fumbally Square are protected stone gates and stone setts (RPS Ref. 3001), and a protected stone warehouse is located to the east of Fumbally Court (RPS Ref. 3000). Fumbally Square (north) is a purpose-built office development constructed in 2007, whereas Fumbally Studio, Mews and Court (south) are former distillery buildings that have been adapted for office use.

The site lies to the west of Clanbrassil Street and to the south of Thomas Street, within a well-established urban quarter characterised by a mix of commercial, residential, cultural and light industrial uses. The adjoining site is currently under construction. The surrounding area is noted for its rich industrial heritage, fine-grain street pattern and proximity to Dublin city centre, with St Patrick's Cathedral, Newmarket Square and the wider Liberties regeneration area located nearby.

2.0 Proposed Development

Permission is sought for the change of use of existing buildings and relates to two adjacent sites on Fumbally Lane including the Fumbally Square Building within the Fumbally Square site, located to the north of Fumbally Lane and southwest of New Street, and the West Court Building (known as Tower 1 & 2) of the Fumbally Court site, located to the south of Fumbally Lane and to the north of Malpas Street, Dublin 8.

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3. Use of existing and upgraded plant and other ancillary facilities at basement and ground level to service the buildings including a new foul connection to the north of the site.

3.0 Zoning

The site is located in an area governed by the land use zoning Z6 Employment/Enterprise, with the objective 'To provide for the creation and protection of enterprise and facilitate opportunities for employment creation'.

Hotel is 'open for consideration' under the Z6 zoning of the site.

The site is within the boundary of the SDRA 15- Liberties and Newmarket Square.

The proposed development is in the Zone of Archaeological Constraint for the Recorded Monument (RMP) DU018-020 (Historic City), which is subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994.

Both Fumbally Square and Fumbally Court are listed on the Dublin City Industrial record (DCIHR Ref: 18_11_11 (Distillery), 18_11_098 (Maltings)).

4.0 Consideration of Significant Further Information

The submission has not been deemed to constitute significant further information in accordance with Article 35 of the Planning and Development Regulations 2001, as amended.

5.0 Further Consultations

None.

6.0 Planning Assessment of the Further Information Response

Item 1: *The Planning Authority has concerns regarding the ground floor layout and operational arrangements of the proposed development, which is not considered to comply with Section 15.14.1.2 (Aparthotels) of the Dublin City Development Plan 2022-2028. In particular, the proposal does not adequately demonstrate the provision of a fully serviced reception desk and associated administrative facilities, including concierge, security, and housekeeping functions. The applicant is requested to revise the ground floor layout and submit details clearly demonstrating compliance with these requirements.*

Response

In response to Item 1, of the Further Information (FI) request the applicant has submitted revised plans and a written response.

Assessment

In response to Item 1, the applicant has submitted revised drawings and a written response which details that ground floor of Fumbally Square will function as the sole staffed reception and operational hub for the entire aparthotel. The reception desk proposed will be staffed on a 24/7 basis and will provide all guest-facing services including check in and check-out, concierge support, luggage handling and general guest assistance. The revised proposal shows a fully serviced reception desk and associated administrative facilities, including concierge, security, and housekeeping functions in line with Section 15.14.1.2 (Aparthotels) of the Dublin City Development Plan 2022-2028 and also accommodates shared guest and operational facilities including a lounge, social kitchen, washateria/laundromat, luggage storage, housekeeping coordination room, linen stores and staff welfare areas.

The wellness centre operates as a publicly accessible use, reinforcing active frontage and continuous ground floor activity, and this is considered acceptable in this regard.

It is considered that the applicant has responded adequately to this item of the FI requested.

Item 2: The applicant is requested to submit details of the number of staff proposed for the aparthotel, including (but not limited to) cleaning, reception, wellness centre, security, and maintenance staff. The information should demonstrate how the development supports the Z6 zoning objective 'To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.'

Response

In response to Item 2, of the Further Information (FI) request the applicant has submitted an explanation of the envisaged number of staff for this development based on the operational model.

Assessment

In response to Item 2, the applicant has submitted details that the proposed development will deliver sustained, year-round employment in accordance with the Z6 zoning objective. The operational model is based on a fully serviced, 24/7 aparthotel requiring a permanent on-site workforce across guest services, housekeeping, maintenance, security, wellness operations and management functions. Employment will be generated across front-of-house, back-of-house and specialist functions, and the applicant has noted that this will ensure 'a consistent employment presence and active use of the site throughout the year'.

The applicant notes that Phase 2 will further support this objective through the introduction of the sauna and thermal spa facilities, which increase operational activity, extend service provision and create additional employment opportunities.

The estimated employment generated is summarised in the response submitted. This includes a breakdown of full-time equivalent (FTE) jobs supported by the overall aparthotel operation and the respective contributions of Phase 1 and Phase 2. The proposed 40-55 no. jobs indicated are welcomed and it is considered that the applicant has demonstrated how the development supports the Z6 zoning objective.

It is considered that the applicant has responded adequately to this item of the FI requested.

Item 3: *The applicant is requested to explore opportunities to increase ground floor activation, particularly along the southern side at Fumbally Court. Consideration should be given to the provision of a staffed reception area or other active uses/services at this location. Any revised proposals should be submitted demonstrating how an appropriate level of activation is achieved in this area.*

Response

In response to Item 3, of the Further Information (FI) request the applicant has submitted a revised detail.

Assessment

In response to Item 3, the applicant has submitted details noting that activation is achieved through a combination of publicly accessible and front-of-house uses, including the aparthotel reception and guest lounge, wellness centre, café, and the provision of Fumbally Square and the associated courtyard.

Within Fumbally Square, the principal aparthotel reception located within the enclosed atrium acts as the primary arrival and orientation space for guests, ensuring a visible and active presence at ground floor level. This is complemented by the guest lounge and associated facilities, while the wellness centre and café open to the public, will generate regular footfall and contribute to a vibrant street environment.

The applicant puts forward the justification that the publicly accessible square and courtyard further support activation by creating attractive spaces for gathering, movement and informal recreation, while improving permeability through the site. This is noted and welcomed. Within Fumbally Court, activation is established through the West Range ground floor lobby lounge, which provides a visually permeable interface overlooking the courtyard. Together with the surrounding active uses and landscaped public realm, this creates a safe, attractive and well-overlooked environment.

As part of the current proposals, the introduction of a community bookable space within the South Link Building further enhances the activation strategy established under Phase 1. This is welcomed. The space provides an additional active frontage onto both Fumbally Square and Malpas Street while facilitating a range of community, cultural and educational uses that will contribute to activity throughout the day and evening.

The applicant further notes that Phase 2 will introduce further enhancements, including additional entrances, a publicly accessible sauna facility and public realm improvements. It is considered that measures would build upon an activation strategy that is to be delivered through Phase 1.

Phase 1 is considered on its own merits to achieve the objectives of activation, accessibility, permeability and improved public realm quality, with the addition of the community bookable space providing a further enhancement to its role within the wider neighbourhood. This is welcomed.

It is considered that the applicant has responded adequately to this item of the FI requested.

Item 4: *The applicant is requested to demonstrate how the proposed development complies with Objective CUO25 of the Dublin City Development Plan 2022-2028, having regard to its location within SDRA 15-Liberties and Newmarket Square.*

Response

In response to Item 4, of the Further Information (FI) request the applicant has submitted details of the community and public realm contributions this development includes.

Assessment

In response to Item 4, the applicant has submitted details of the community and public realm contributions this development includes with regard to complying with objective CUO25 of the Dublin City Development Plan 2022-2028, having regard to its location within SDRA 15-Liberties and Newmarket Square. In this instance while it is noted that the proposed development falls under the 10,000sqm GIFA threshold, it is located within the SDRA area.

The applicant details that Phase 1 includes a publicly accessible wellness centre, the retention of the existing café on site, and the introduction of a bookable studio and learning space for community use (in place of previous studio rooms of the apart hotel). This is welcomed. Outside spaces within the courtyards of Fumbally Square and Fumbally Court are shown to be utilised, and it is considered that these open spaces will complement the development overall. The community room identified on the drawings, has direct access into the courtyard area of Fumbally Court, which will benefit its future use. It is further noted that Phase 2 will deliver a publicly accessible sauna and thermal spa facility with an independent entrance.

The development also proposes to deliver significant public realm improvements, which are fully welcomed, and it is considered that the enhancements to the courtyards proposed at both Fumbally Square and Fumbally Court will create attractive, pedestrian focused environments that support movement, interaction and informal recreation. In particular, the Fumbally Court courtyard, which was gated during the site visit, and is noted in the supporting documentation as being previously private, will be opened for public use improving accessibility and permeability within the site. This will be an amenity for both existing residents and future users of the aparthotel.

It is considered that the applicant has responded adequately to this item of the FI requested.

7.0 Further EIA/AA Screening Assessment

Following receipt of the further information response, it is considered that there are no further environmental considerations having regard to the initial assessment detailed in the previous main report.

8.0 Conclusion

Having regard to the zoning objective for the area, pattern of development in the area and the nature and scale of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of neighbouring dwellings or the amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

9.0 Recommendation

The proposed development would not materially contravene the policies and objectives of the Dublin City Development Plan 2022-2028, would accord with the proper planning and sustainable development of the area, and it is therefore recommended that planning permission be GRANTED, subject to the following conditions for the development for the reasons and considerations below:

REASONS AND CONSIDERATIONS

Having regard to the zoning objectives for the area and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made there under are concerned the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, as amended by the Further Information received on 18/08/2026, save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: To comply with permission regulations.

2. The apart-hotel units shall only be occupied for short-term letting periods of no more than two months and shall operate within the definition of an aparthotel as set out in Section 15.14.1.2 of the Dublin City Development Plan, 2022-2028. In addition, the aparthotel shall be managed by a fully serviced reception desk and administration facilities, concierge, security and housekeeping facilities. The apart-hotel units shall not be used as independent and separate self-contained permanent residential units.

Reason: To ensure that the development would accord with the provisions of the Dublin City Development Plan, 2022-2028, and the proper planning and sustainable development of the area.

3. The aparthotel units shall not be used for the purposes of providing student accommodation. Planning permission shall be required for the change of use from commercial short-term accommodation to residential.

Reason: In the interests of orderly development.

4. The works hereby approved shall be carried out under the professional supervision on-site of an architect or expert with specialised conservation expertise, in accordance with the Department of the Environment, Heritage and Local Government, Architectural Heritage Protection, Guidelines for Planning Authorities and in accordance with Best Conservation Practice. Any repair works shall retain the maximum amount of surviving historic fabric in situ. Items to be removed for repair off-site shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.

Reason: In order to protect the original fabric, character and integrity of the Protected Structures and to ensure that the permitted works are carried out in accordance with best conservation practice.

5. Prior to the commencement of development, the applicant/developer shall submit the following to the Planning Authority for its written agreement:

a) Revised landscape proposals for Fumbally Square demonstrating the omission of the proposed access paths through the historic sett paving and their replacement with a regrading and re-levelling solution to facilitate universal access. The submission shall include revised landscape drawings, details of the existing sett construction and a methodology statement for the proposed works.

b) Revised drawings, specifications and method statements for the construction of a traditionally built stone wall with lime mortar finish in Fumbally Square in lieu of rendered blockwork. The proposed wall shall match the existing historic fabric in terms of materials, stone dimensions, coursing, mortar colour and construction technique.

c) Revised drawings identifying the full extent of proposed alterations to the existing roof trusses within the West Court Building (former maltings), demonstrating that interventions are limited to the minimum necessary and that the maximum retention of historic fabric is achieved. Supporting structural details shall be prepared by the project engineer in consultation with the Conservation Architect.

d) Revised drawings and method statements demonstrating the retention and continued expression of the top-lit kiln room ceiling and associated structural timbers, including details of any fire safety measures proposed to avoid the installation of a new horizontal ceiling.

e) Revised drawings and conservation methodologies for the removal of modern external wall finishes from the West Court Building and the reinstatement of appropriate lime mortar pointing and/or traditional lime render finishes.

f) Revised drawings showing cast-iron rainwater goods throughout the historic buildings. Aluminium rainwater goods shall not be used.

g) Detailed drawings at a scale of 1:10 of all proposed window and door openings within the West Court Building. All windows and doors shall be of high-quality timber or metal construction appropriate to the character of the protected structure.

h) A conservation method statement and detailed proposals for the upgrading of the thermal performance of the historic masonry walls using appropriate conservation-led and breathable construction methods.

i) A revised mechanical and electrical services strategy, including updated services drawings, demonstrating how the visual and physical impact of building services on the historic structures will be minimised. The proposed HVAC units on the west elevation of the West Court Building shall be omitted and relocated to an alternative location where they are screened from view and do not adversely affect the character of the protected structure.

Reason: To protect the special architectural and historic interest of the Protected Structure and associated historic fabric, to ensure the retention of significant architectural features and materials, and to ensure that all conservation, repair, adaptation and upgrading works are carried out in accordance with best conservation practice.

6. a) The applicant/developer/operator shall implement the initiatives and measures set out within the submitted Delivery and Service Management Plan,

b) The applicant/developer/operator shall implement the initiatives set out within the submitted Operational Waste Management Plan.

c) A minimum of 50 no. cycle parking spaces shall be provided, including provision of 3 no. for non-standard cycle spaces, in accordance with the Dublin City Development Plan 2022-2028. 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 development.

d) The applicant/developer/operator shall implement the measures set out in the Mobility Management Plan and Travel Plan and ensure that its objectives and targets, aimed at promoting increased use of public transport, walking and cycling by occupants and visitors, are achieved. A Travel Plan Coordinator shall be appointed to monitor any changes and trends within the development after completion.

e) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

Reason: To ensure adequate delivery and service management of the site and adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

7. Notwithstanding the provisions of the Planning & Development Regulations 2001 (as amended), no advertisement signs (including any signs installed to be visible through the windows); advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on the building or within the curtilage, or attached to the glazing without the prior grant of planning permission.

Reason: In the interests of visual amenity.

8. 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.

9. Prior to the occupation of the development, a heritage display created by a professional heritage consultant shall be provided and installed in publicly accessible part of the development. The display shall provide information about the site history, the former industrial use of the western range building in Fumbally Court and its association with the Easter Rising 1916. The details of the content, location and design of the display and its long-term maintenance shall be forwarded to the planning authority for the written agreement of the City Archaeologist.

Reason: In the interest of protecting and promoting the architectural heritage of the site.

10. The developer shall retain a suitably qualified license eligible archaeologist to advise regarding the archaeological implications of demolition and construction methodology and to make appropriate recommendations for mitigation including detailed survey as necessary.

Reason: In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed during development.

11. The developer shall comply with the following conditions from the Environmental Health Officer:

a. The noise levels from the site, during the operational phase, measured as an LAeq (5min at night, 15 min in day) when all proposed plant is operating, shall not exceed the LA90 by 5dB(A) or more.

b. 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.

c. Details relating to the likely sound power levels of all externally located plant and equipment associated with this development shall be submitted to the Planning Authority prior to installation for agreement.

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.

12. A detailed landscape scheme, inclusive of full planting details and hard works, shall be prepared by a Landscape Architect appointed by the applicant and submitted to the Planning Authority for approval prior to the commencement of works. The scheme shall include details of the retention, protection, lifting, storage (where required) and reinstatement/reuse of all existing historic granite setts on site, in accordance with the recommendations of the Conservation Officer. The approved scheme shall be completed prior to the operation of the aparthotel commencing. Any vegetation which dies or is removed within 3 years of planting shall be replaced in the first planting season thereafter. A Landscape Completion Report shall be submitted to the Planning Authority upon completion of the scheme prior to the release of the bond. The landscape scheme shall have regard to the Guidelines for Open Space Development and Taking in Charge and Landscape Completion Report Guide, copies of which are available from the Parks and Landscape Services Division.

Reason: In the interests of amenity, ecology, architectural heritage and sustainable development.

13. Prior to commencement of development, and on appointment of a main contractor, a Construction Management Plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended construction practice for the development, including traffic management, hours of working, noise and dust management measures and off-site disposal of construction waste and access arrangements for labour, plant and materials, including location of plant and machine compound. The Construction Traffic Management Plan shall seek to minimise impact on the public road and potential conflict with pedestrians, cyclists and public transport. The appointed contractor shall liaise with DCC Road Works Control Division during construction period.

Reason: in the interests of traffic safety and orderly development.

14. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Transportation Planning Division and the Noise & Air Pollution Section.

Reason: To ensure a satisfactory standard of development.