

DEPUTY PLANNING OFFICER

APPLICATION NO. PROPOSAL	WEB2810/26 Clancourt Management UC, intend to apply for planning permission for development at One and Two Park Place, Hatch Street Upper, Dublin 2. The development will consist of the installation of 182 no. Solar PV panels at roof level and on raised roof plant area, amounting to 456 sqm with an electricity generation capacity of 87.36 kW; associated electrical equipment; and, all ancillary works to facilitate the development. This development is covered by the provisions of the Renewable Energy Directive III (Directive (EU) 2023/2413) and it is important to note that the planning application may be subject to section 34D of the Planning and Development Act 2000, as amended. When a notice issues in accordance with section 34D(b), the provisions of article 26A of the Planning and Development Regulations 2001 to 2026 shall apply.
LOCATION	One and Two Park Place, Hatch Street Upper Dublin 2
APPLICANT	Clancourt Management UC, Clancourt Management UC
DATE LODGED	22-Jul-2026
ZONING	
APPLICATION TYPE	Permission

Site Notice Inspection

The site notice was in place and in order.

Description of Site and Surroundings

The site is located on Hatch Street Upper, Dublin 2. Iveagh Gardens lies to the north of the site, with Station Building located to the west. It comprises a seven-storey office building, with existing plant and ancillary equipment already installed at roof level.

Three Park Place is located to the east, and Four and Five Park Place positioned to the south of the subject site.

Proposed Development

Permission is sought for the installation of 182 no. Solar PV panels amounting to 456 sqm with an electricity generation capacity of 87.36 kW; associated electrical equipment; and, all ancillary works to facilitate the development.

The panels are located at roof level (Level 8) with some located on the plant roof which is set back behind the plant screen.

Zoning

The site is located in an area zoned Z6 (Employment/Enterprise): the objective for which is 'To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.'

Pre-Planning Consultation

No pre-planning consultation took place.

Relevant and Recent Planning History

WEB5579/25 – Permission Granted for 6 no. freestanding totem signage facing Adelaide Road, Hatch Street Upper and Harcourt Street; 3 no. wall mounted amenity signage facing Adelaide Road, Hatch Street Upper and Harcourt Street; 1 No. wall mounted logo on substation wall facing Harcourt Street; and All associated works to facilitate the development.

WEB1377/25 – Permission Refused and upheld by ACP under 322533-25: CHANGE OF USE. Permission for development at Four and Five Park Place, Adelaide Road, Dublin 2 (scheme permitted under Reg. Ref. 2388/18 (ABP-301931-19), as amended under Reg. Ref. 3292/21; 5019/22; and 3005/24 (ABP-319376-24)). The proposed development consists of the following:- Subdivision and part change of use of retail/restaurant/café unit at ground floor and first floor level. The unit was permitted as a retail/restaurant/café unit of 345 sq.m. at ground level and 309 sq.m. at first floor level. As a result of the proposed subdivision and part change of use, a retail/restaurant/café unit fronting Adelaide Road of 93 sq.m. at ground floor is proposed and office amenity space fronting the pedestrian route through the building of 252 sq.m. at ground floor and 309 sq.m. at first floor level is proposed. All associated site development works and consequential amendments to the permitted development, including installation of manifestation on the glazing at the ground floor window bay along the pedestrian link between Adelaide Road and Hatch Street Upper.

2756/15 (Amended under DCC Reg. Ref. 3929/16): GRANT PERMISSION at Three Park Place for a 7-storey over basement office development at Hatch Street Upper, adjacent to Two Park Place. The permission included the demolition of the existing buildings on the site. Under Reg. Ref. 3929/16, permission was granted for an amendment to the above-mentioned permission, allowing for the addition of two extra storeys. This modification resulted in a 9- storey office development over a basement.

4305/17): GRANT PERMISISON for the northern section of the Platform Building, previously occupied by the Tripod bar and venue. The permitted scheme provided retail, café, and restaurant use at ground level, with the opening of vaults 1-3 and upgrades to the public realm along Harcourt Street and Hatch Street Upper. Office accommodation is provided on the first floor and mezzanine level, with a reception area located to the north of the building at ground level. The proposal includes the conservation of the building, mirroring the completed development in the southern portion of the Platform Building as permitted under Reg. Ref. 2938/14.

2388/18 (ABP-301931-18), as amended under DCC Reg. Ref. 3292/21, DCC Reg. Ref. 5019/22, and Reg. Ref. 3005/24 (ABP-319376-24): GRANT PERMISSION for the demolition of the former Telephone Exchange building at Harcourt and Adelaide Road to construct a 9-storey commercial building, including office spaces, retail/restaurant units, and a basement linking to nearby Park Place basements. The development also features a new pedestrian link and public realm upgrades. After a third-party appeal, An Bord Pleanála approved the project on 10th April 2019, with construction commencing in October 2019 and completed now.

Subsequent amendments included Reg. Ref. 3292/21, which added two storeys, creating an 11-storey office building; Reg. Ref. 5019/22, allowing four external terraces and alterations to the plaza and southern elevation; and Reg. Ref. 3005/24 (ABP-319376-24), granting retention permission for a door on the 3rd-floor roof terrace while refusing other elevation changes, later approved on appeal in January 2025. The planning history demonstrates ongoing adjustments to meet site needs, with no overlap between this development and the current appeal for Four Park Place.

(Reg. Ref.: 3993/03, as amended under Reg. Ref.: 4008/05): GRANT PERMISSION for the demolition of the buildings on site, including several vaulted foundations, to facilitate the construction of three interconnected office buildings, seven floors above ground, with a basement car park, retail and restaurant units within the retained vaulted foundations, and the former Platform Building altered to accommodate a leisure/fitness facility. New deck access, a vehicular entry point, and pedestrian access to Harcourt Street (Link to Luas) are provided, alongside associated site works.

Given that the permitted leisure/fitness facility did not gain traction in the Platform Building, the client applied for a change of use for this unit to a restaurant under Reg. Ref.: 4008/05. Additionally, while the direct linkage between the Campus and the Luas station at Harcourt Street

was initially established, it was later gated for safety and security operational reasons to manage access.

Grant permission for 2938/14 with the permitted restaurant under Reg. Ref.: 3993/03, as amended by Reg. Ref.: 4008/05, not succeeding, the client pursued a subsequent change of use application to convert the restaurant unit into office accommodation.

2756/15, as amended under 3929/16: GRANT PERMISSION for a 7-storey over basement office development at Hatch Street Upper, adjacent to Two Park Place. The permission included the demolition of the existing buildings on the site. Under Reg. Ref. 3929/16, permission was granted for an amendment to the above-mentioned permission, allowing for the addition of two extra storeys. This modification resulted in a 9-storey office development over a basement. Notably, the approved and built scheme under the above-mentioned permission also provided for an improved public realm along the Hatch Street Upper and Iveagh Garden which has been delivered.

4305/17 & 3611/21: GRANT PERMISSION for the northern section of the Platform Building, previously occupied by the Tripod bar and venue. The permitted scheme provided for retail, café, and restaurant use at ground level, with the opening of vaults 1-3 and upgrades to the public realm along Harcourt Street and Hatch Street Upper. By Order dated 11th January 2022, Dublin City Council granted planning permission for subdivision of the retail / restaurant units to provide for a new 40 sqm unit and replacement of existing stone-faced doors with glazed entrance doors to enhance visibility and active frontage through design solutions.

3817/18: GRANT PERMISSION for a new pedestrian entrance to the southern boundary of the Iveagh Gardens opposite One and Two Park Place including improvement works to the wall. This initiative forms part of the applicant's wider effort to deliver on the Council's vision for enhanced permeability and upgraded public realm in the area contained in Strategic Development and Regeneration Area 16 (National Concert Hall Quarter) of the 2016-2022 Development Plan, translating policy into tangible spatial improvements. The proposal was designed and delivered in collaboration with the OPW, with the works fully funded by Sunny Quarter, one of the applicants of the subject application.

2388/18 (ABP-301931-18), as amended under Reg. Refs. 3292/21, 5019/22, & 3005/24 (ABP-319376-24): GRANT PERMISSION for the demolition of the former Telephone Exchange building and the construction of a 9-storey commercial building with offices, retail units, and a basement linked to the existing Park Place basements. The development also includes a new pedestrian link and public realm upgrades. An Bord Pleanála approved the project on 10th April 2019, emphasizing the development's benefits in improving accessibility and connectivity.

Construction began in October 2019 and is now complete. Since then, several amendments were approved, including adding two storeys under Reg. Ref. 3292/21, creating an 11-storey office building, and granting permission for external terraces and plaza changes under Reg. Ref. 5019/22. Additionally, Reg. Ref. 3005/24 (ABP-319376-24) approved retention of a door to the 3rd-floor roof terrace while rejecting some other elevation modifications.

Relevant Enforcement History

None on file.

Consultations

Internal Consultees:

- Drainage Division: No objection subject to conditions.

Prescribed Bodies:

- Irish Water – No comments received.
- Transport Infrastructure Ireland (TII) - please include for the Section 49 Contribution Scheme Levy if application.
- National Transport Authority (NTA) – No comments received.

Submissions/Observations /Representations

None received.

Relevant Policies, Objectives and Standards Dublin City Development Plan 2022 – 2028

- Project Ireland 2040: National Planning Framework
- Climate Action Plan 2025

The relevant provisions of the Dublin City Development Plan 2022-28 for the assessment of such a proposal are set out as follows;

Section 3.5.3 (Energy), (Renewable Energy)

'Solar Energy With regard to solar energy, there are a range of technologies available to exploit the benefits of the sun, including photovoltaic panels (PV), solar thermal panels, solar farms and solar energy storage facilities. Small to medium scale solar rooftop PV installations are suitable for urban areas, particularly large industrial roof spaces, where land availability is limited. Solar PV can be installed in new developments, or retrofitted on to existing buildings.

Section 9.5.12 (Energy Utilities)

'The energy utilities sector will need to decarbonise to align with National and European policy requirements for a reduction of 51% in greenhouse gas emissions by 2030 (relative to a baseline of 2018) and net zero emissions by 2050. The sector is responding to the decarbonisation agenda by adapting their energy production systems and network operations to enhance the overall share of variable renewable energy technologies, while continuing to ensure there is sufficient energy supply to meet demand arising from the growth of the City's population and economy'

CA6: Retrofitting and Reuse of Existing Buildings - To promote and support the retrofitting and reuse of existing buildings rather than their demolition and reconstruction, where possible.

CA7: Energy Efficiency in Existing Buildings - To support high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings, including retrofitting of appropriate energy efficiency measures in the existing building stock, and to actively retrofit Dublin Council housing stock to a B2 Building Energy Rating (BER) in line with the Government's Housing for All Plan retrofit targets for 2030.

CA11: Energy from Renewable Sources To support, encourage and facilitate the production of energy from renewable sources, such as from solar energy, hydro energy, wave/tidal energy, geothermal, wind energy, combined heat and power (CHP), heat energy distribution such as district heating/cooling systems, and any other renewable energy sources, subject to normal planning and environmental considerations.

CA12 Micro-Renewable Energy Production To support, encourage and facilitate the development of small-scale wind renewable facilities / micro-renewable energy production

Planning Assessment

The site is located in an area zoned Z6 (Employment/Enterprise): the objective for which is '*To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.*' Paragraph 14.7.6 of the DCC Development Plan states that proposals for development on these lands should '*contribute to developing the strategic green network by providing green infrastructure, landscape protection, public open space and sustainable energy solutions.*' Therefore, the proposed positioning of a solar PV system on the flat roof of a commercial building would be acceptable in principle under this zoning and represents a positive transition towards a low-carbon, energy-efficient, and climate-resilient urban environment.

The application seeks permission for the installation of 182 no. Solar PV panels amounting to 456 sqm to be located at roof level and on the roof level of the existing plant rooms also. The proposed roof plan shows the solar panels will be set back from the roof edge by a range of 8.6m – 18.4m depending on the location on the roof. The panels would measure 1800mm x 1134mm with a height of 290mm at a 10 degrees slope. The panels would be discreet within the roof level and considered visually unobtrusive on the building and raise no concerns from a visual amenity viewpoint.

The subject site is located within the Rathmines Solar Safeguarding Zone, where a glint and glare assessment is required to accompany proposals for solar PV development. A Glint and Glare assessment has been carried out by Macroworks. The findings of the report conclude that the proposed development will result in either no glint and glare effects or effects that are minimal and well within the applicable acceptance thresholds and results in a 'Pass' at the Rathmines aviation receptor. On this basis, the proposed development is considered to comply fully with the relevant safeguarding criteria and has satisfactorily passed the glint and glare assessment.

Overall, the proposed PV panels and associated works would be considered acceptable in this location and would have no impact on the amenity of the area or result in any hazardous glare to aviation or non-aviation receptors. Therefore, the development as proposed is considered acceptable.

Drainage

The Drainage Division have reviewed the submitted documents and have raised no objection to the works subject to best practice recommendations for any development of this site to adhere to.

Appropriate Assessment

Having regard to the nature and scale of the proposed development, the fully serviced urban location, and the distance to the nearest European site, it is considered that the proposed development is unlikely to have a significant effect, individually or in combination with other plans or projects, on a European site.

Environmental Impact Assessment

Having regard to the nature and scale of the proposed development and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Conclusion

The proposed development would therefore 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.

Recommendation

It is recommended that permission be granted subject to the following conditions:

1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made thereunder are concerned, the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, 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 following requirements of the Council's Drainage Division shall be complied with:
i. The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

Reason: In the interest of public health and sustainable development.

3. (a) The site and building works required to implement the development shall only be carried out between the hours of:

Mondays to Fridays - 7.00am to 6.00pm

Saturday - 8.00 a.m. to 2.00pm

Sundays and Public Holidays - No activity on site.

b) Deviation from these times will only be allowed where a written request with compelling reasons for the proposed deviation has been submitted and approval has been issued by Dublin City Council. Any such approval may be subject to conditions pertaining to the particular

circumstances being set by Dublin City Council.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

4. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developers expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

5. 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.

6. The development shall be carried in accordance with the Aviation Glint and Glare Assessment submitted. If during the operation of the solar panels any negative effects develop the developer shall provide appropriate mitigation measures following consultation with the Irish Aviation Authority and comply with their requirements.

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