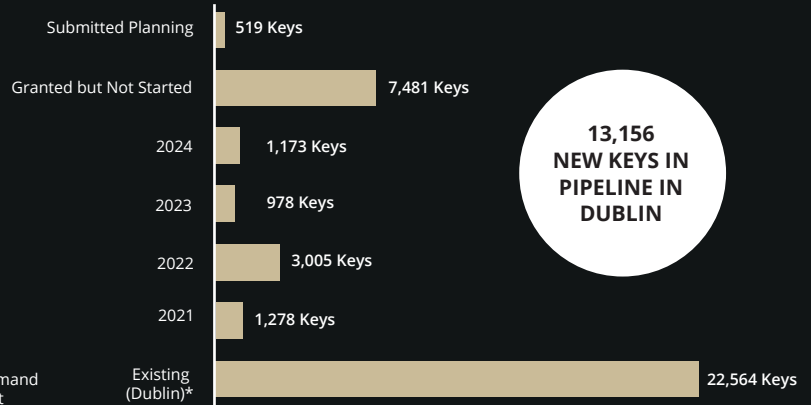
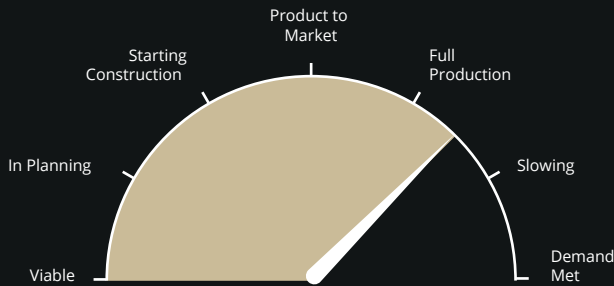


SUPPLY & DEMAND 2022



**13,156
NEW KEYS IN
PIPELINE IN
DUBLIN**

New hotel development was hit severely by the pandemic, particularly with two construction industry lockdowns impacting the projected 2021 portfolio delivery programmes. 1,278 new keys were delivered in 2021 with a large number of keys now due to be delivered in 2022.

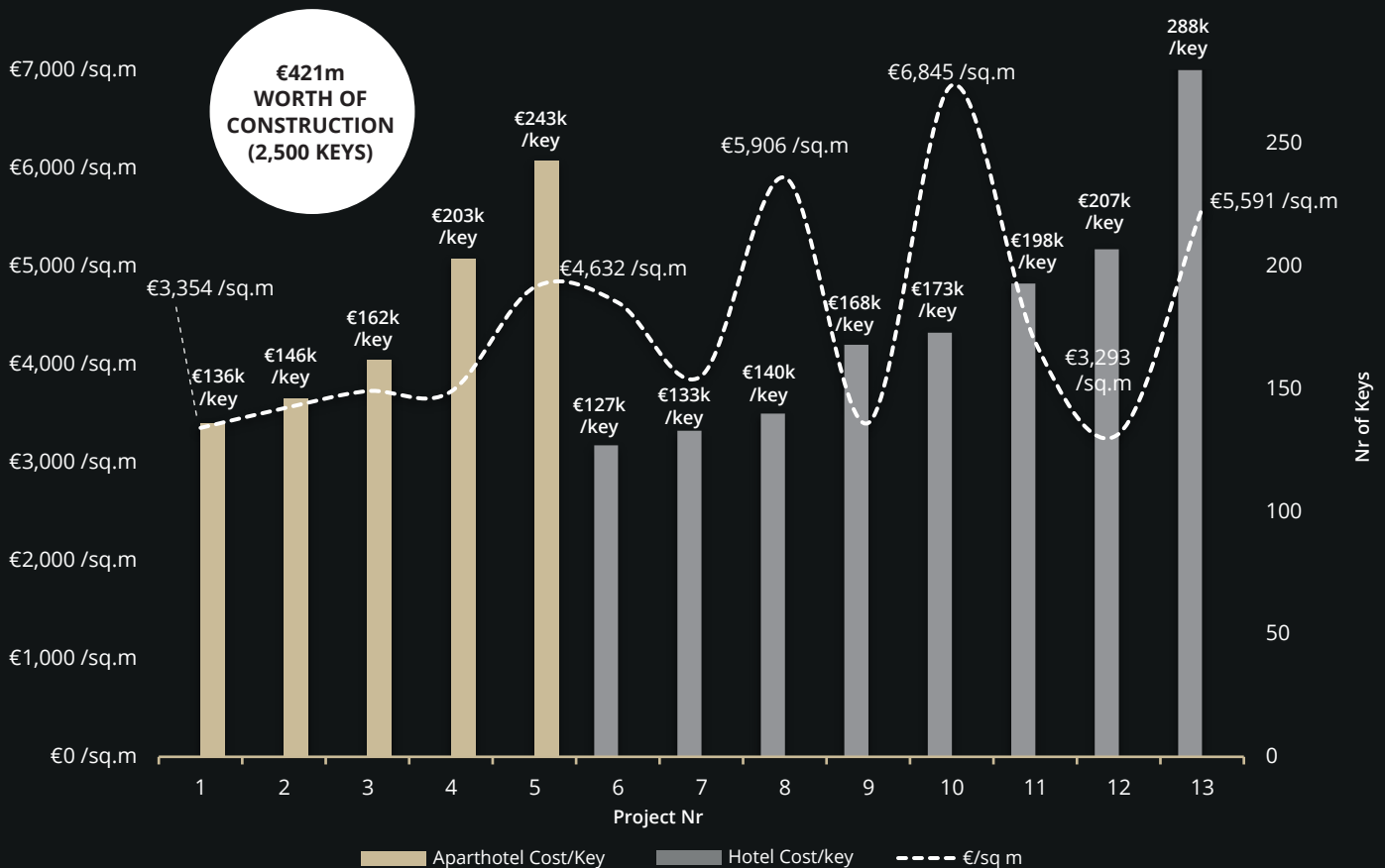
The pipeline of future development is looking bright for hotels following two negative years in the tourism industry. With a large number of successful planning applications in 2021 and a number of key new sites up for sale in the city, the next few years should see the existing stock of hotel keys steadily increase.

* Hotels in County Dublin only, excludes hostels, caravan parks, guesthouses etc. from the data.

HOTEL COST BENCHMARKING

KEY POINTS

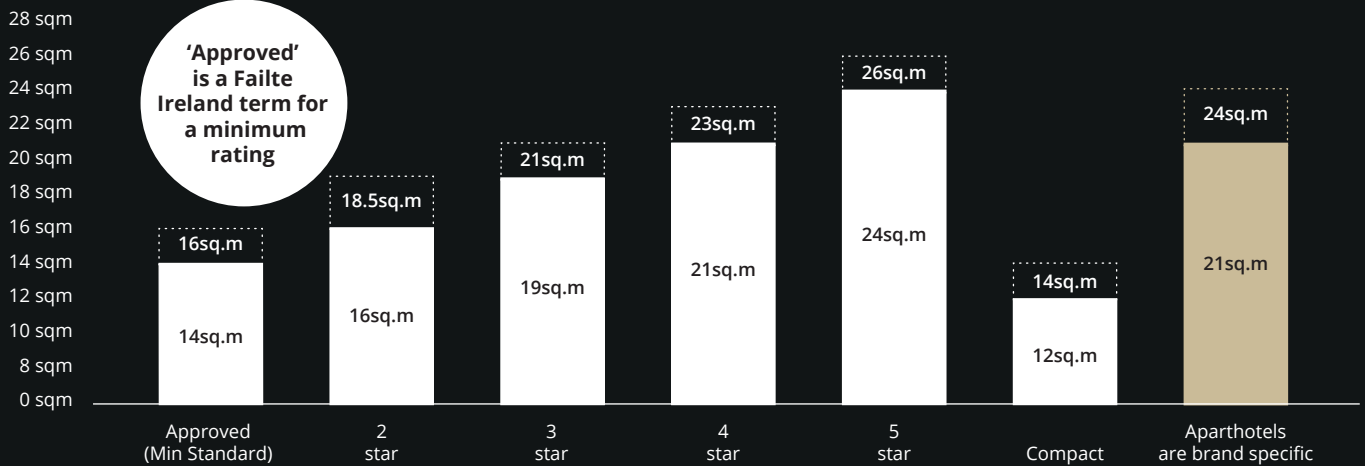
- 2021: 23 Planning Applications granted (1,886 keys)
- To date in 2022: 2 Planning Applications granted (475 keys)
- 2021/2022: 7 Planning Applications refused (545 keys)



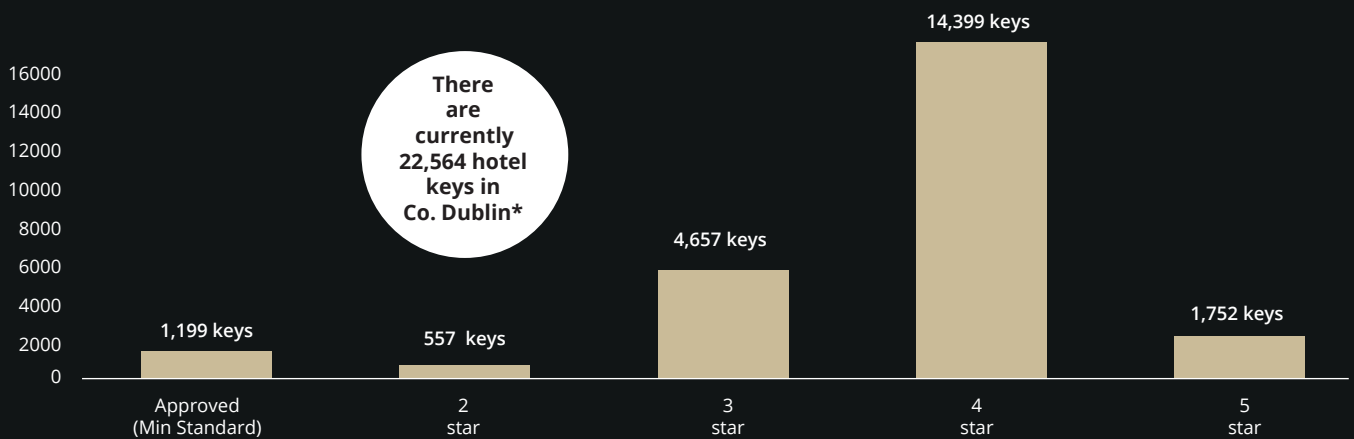
Professional advice should be sought for specific projects. These indicative building costs should NOT be used for fire insurance valuations or for residual valuations for funding purposes. Mitchell McDermott provide specific detailed valuations for fire insurance or more specific reinstatement valuations as required. Costs are for construction only and exclude VAT | Tender Inflation from January 2022 | Site Acquisition | Planning and Statutory Fees | Development Contributions | Capital Contributions for Services connections | Bonds | Professional Fees | Sales and Letting Costs | Marketing | Legals | Valuers | Accountancy Costs | Finance Costs | District Heating | Show Units | Site Works | Sprinklers | Owner Insurances | Adjoining Neighbour Costs | Abnormal Ground Conditions | Brexit/Covid



TYPICAL DOUBLE/STUDIO ROOM SIZES (subject to brand standards)



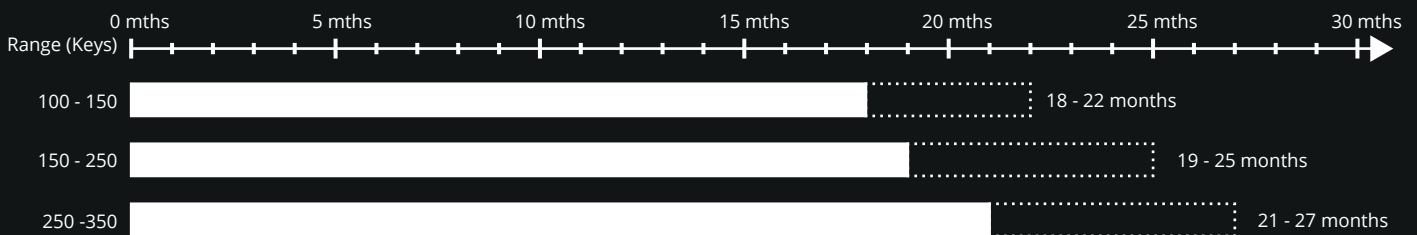
BREAKDOWN OF EXISTING HOTEL KEY TYPES IN CO. DUBLIN



* The above key count is for Hotels only



PROGRAMME



WHAT IMPACT WILL THE DRAFT DUBLIN CITY DEVELOPMENT PLAN HAVE ON HOTEL DEVELOPMENTS?



If enacted, this plan will seek to carry out an analysis of the supply and demand of any new tourist related accommodation being applied for within the DCC jurisdiction. This will mean a higher degree of assessment for any hotel planning application by the local authority. For now, this plan is under public consultation and not law.

View the Draft Dublin City Development Plan 2022 - 2028 online by [clicking here](#).

The following key points will need to be addressed and considered in any hotel planning application, if the Draft Dublin City Development Plan is adopted:

- Existing character of the local area including local amenities
- The existing and proposed mix of uses which include existing keys in the area but also local student accommodation
- The proposal should present an opportunity for high quality design
- spaces that allow for evening and night time activities
- The impact of additional keys to the area and how it may impact the wider city design objective
- The need to prevent over saturation of tourism accommodation particularly in heavily residential areas



Anthony McDermott
Director
086 303 2603

amcdermott@mitchellmcdermott.com



Ronan Tynan
Director
086 772 1256

rtynan@mitchellmcdermott.com



Paul Mitchell
Director
086 834 5444

pmitchell@mitchellmcdermott.com