



Board Direction

Ref: PL29N.245235

The submissions on this file and the Inspector's report were considered at a further meeting of all available Board members held on 2nd December 2015.

The Board decided by a majority of 5:3 to grant permission generally in accordance with the recommendation of the Inspector, and in accordance with the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature, scale and design of the proposed development, its city centre location, the planning history of the site, and to the pattern of development in the vicinity, it is considered that the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not detract from the character or setting of protected structures, would not detract from the visual amenity of the O'Connell Street Architectural Conservation Area or from the Parnell Square Conservation Area, would not impinge on cultural heritage in the vicinity, would be acceptable in terms of the mixture of uses in this city centre area, would provide for an acceptable density of development, and would be in accordance with the policies and objectives of the Dublin City Development Plan 2011 – 2017. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. Plans Partic incl. further information
2. Details of the materials, colours and textures of all external finishes including samples shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. High quality materials shall be used.

Reason: In the interest of the visual amenities of the area, having regard to the proximity of protected structures and of the O'Connell Street Architectural Conservation Area, and to the prominence of this site when viewed from Parnell Square West.

3. (1) Details of signage associated with the hotel use shall be agreed in writing with the planning authority prior to occupation of the hotel.
- (2) The design of the shopfront onto Moore Street, and the shopfront for the stand-alone bar/restaurant facility onto Parnell Street, including the fascia signage, shall be the subject of a separate planning application.

Reason: In the interest of visual amenity.

4. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements, shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

5. The developer shall control odour emissions from the premises in accordance with detailed measures, including extract duct details, which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of public health and to protect the amenities of the area and of neighbouring property.

6. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennae or equipment, unless authorised by a further grant of planning permission, except as may be required to comply with Condition 5 above.

Reason: To protect the amenities of property in the vicinity and the visual amenities of the area.

7. The meeting rooms hereby approved shall not be used as hotel bedrooms or for overnight accommodation.

Reason: To ensure an adequate standard of development.

8. (1) A survey and measured drawings shall be made of the wall and pavement along the site boundary to Moore Lane, and shall be submitted to the planning authority prior to the commencement of development. Copies shall be submitted to the Irish Architectural Archive.
- (2) The boundary walls of the former buildings along Moore Lane shall be removed to ground level only, in accordance with the requirements of the planning authority.

- (3) Features of historic interest, including kerbstones, setts, or other historic features along Moore Lane shall be protected during construction and retained in situ, except where their removal is necessary to carry out the development. In such circumstances the features shall be recorded prior to removal and appropriately reinstated on completion of the development.

Revised plans and particulars indicating how it is proposed to comply with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To preserve features of historic interest by record and insitu.

9. Archaeology

10. Urban WaterDrain

11. CMP1

12. Following consultation with the Railway Procurement Agency and with the Luas Cross City team, and prior to the commencement of development, a construction plan for the proposed development shall be submitted to and agreed in writing with the planning authority, identifying all interfaces with the Luas Cross City development. This plan shall indicate how the proposed development may be constructed having regard to the works necessary for the Luas Cross City. The construction plan shall provide for appropriate vehicular and pedestrian traffic management.

Reason: In the interests of public safety, orderly development and to avoid compromising the construction of the Luas Cross City works.

13. Section 48 Unspecified

14. Section 49 Unspecified

Board Member: _____ Date: 7th December 2015
Fionna O' Regan