



An  
Bord  
Pleanála

**Board Direction  
PL29S 248844**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21<sup>st</sup> and 22<sup>nd</sup> February 2018.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the zoning objective of the site in the Dublin City Development Plan 2016-22, to the nature of the proposed use, to the height, scale and massing proposed, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or views from the adjacent Architectural Conservation Areas, would be acceptable in terms of pedestrian and vehicular traffic safety and convenience and would be in accordance with ppsd of the area.

### **Conditions**

1. Planpartic- refer to further information submitted to PA only.
2. PA Condition 3.

Add 2 (d)

The proposed development shall be set back along its eastern elevation by a depth of not less than 1 metre, for a distance of not less than 11.4m from the southern building line. The setback shall be for the full height of the building.

R: In the interest of orderly development, visual amenity and to allow light and ventilation to hotel bedrooms given the proximity of the proposed development to adjacent properties to the east.

3. COMMFINISHES
4. URBANWATERDRAIN
5. PA condition 5b)

- PA Condition 5c) – remove ‘including but not limited to.....footpath’
6. Standard Archaeology
  7. Servicing and deliveries to the proposed hotel shall take place from Exchequer Street only.  
R: Orderly development
  8. Public realm works in front of the existing service lane located to the east of the site to submitted to the PA for written agreement, demonstrating adequate turning arrangement for service vehicles accessing and exiting the service lane.  
R: Orderly development
  9. Construction hours of working to be agreed with the PA  
R: To allow flexibility in construction hours in order to minimise disruption to existing users of St Andrew’s Lane.
  10. CMP2  
(h) ADD. Where a road closure is in operation, suitable diversionary signage to existing uses on St Andrew’s Lane to be provided on the public road. Such signage will indicate the duration of the road closure
  11. PA Condition no 12
  12. PA Condition no 14
  13. Standard additional roof plant
  14. CDW
  15. S 48 unspecified
  16. S 49 Luas Cross City unspecified

In deciding not to accept the Inspector's recommendation to refuse permission,

1. The Board did not agree that the proposed development would endanger public safety by reason of traffic hazard or that it would set precedent for future additional traffic generation on the lane by possible future development on adjacent lands as a result of which traffic hazard would be exacerbated. Given the narrow width of the southern section of the lane, which reduces vehicle speed, the central city location of the site where traffic speeds are low, the volume of pedestrian and vehicular movement likely to be generated, the absence of any food and beverage offered and the proposal to service the development from Exchequer Street, it is considered that the proposed development would not give rise to a traffic hazard.
2. The Board did not concur that the proposed development by reason of its design and height, overhanging element and street frontage uses at ground

floor level would be overbearing, would result in a tunnel effect to users of the lane or would fail to exploit the potential of the lane network or to contribute to enhancement of the quality and civic amenity of the built environment in the immediate vicinity. The Board considered that the design and height of the proposed development, which includes the overhanging element, to be acceptable in terms of visual amenity and in terms of the amenity of users of the lane. It concurred with the Planning Authority and considered that the proposal would be consistent with Development Plan policy for the area to consolidate and facilitate the development of the central area and to identify, reinforce, strengthen and protect its civic design, character and dignity. Whereas it is accepted that service and utility uses will be located along the lane, it considered that the proposed hotel use will animate the area and will provide an active use in itself.

3. Whereas the Board agreed that the proposed development would be visible immediately at the rear of historic buildings on Exchequer Street, and from other viewpoints within the Grafton Street and Environs and the South City Retail Quarter Architectural Conservation Areas, it considered that, with the omission of a storey, the original design proposed would be acceptable in terms of height, mass, design, materials and finishes. It would satisfactorily integrate into the historic architectural context and character and would also integrate with the surrounding streetscape and would not have an adverse impact on the Architectural Conservation Areas.
4. The Board is satisfied that, although the site is located within a built up area serviced by a narrow lane network, and notwithstanding the site configuration and the scale, height and site coverage of the proposed development on a constrained city centre site (which is zoned Z5 'to consolidate and facilitate the development of the central area, and to identify, reinforce and strengthen and protect its civic design character and dignity'), the matter of construction management and construction traffic management can be satisfactorily addressed by way of condition.

**Board Member**

**Date:** 26.02.2018

---

Terry Prendergast