



An
Bord
Pleanála

Board Direction
BD-000850-18
ABP-300820-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 1st 2018.

The Board decided, on a vote of 2 to 1, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The proposed change of use of the basement of the hotel from permitted gym, meeting rooms and plant to 12 no. windowless bedrooms would constitute an unacceptable form of development, which would not provide an acceptable level of quality and amenity for visitors to Dublin. It is considered that such a change of use, if permitted, would set an undesirable precedent for other hotels within Dublin City, would be inconsistent with policy CEE12 of the Dublin City Development Plan 2016 – 2022, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Philip Jones

Date:

2nd August 2018