



An  
Bord  
Pleanála

**Board Direction**  
**ABP-301211-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/08/2020.

The Board decided, as set out in the following Order, that

Board Order as follows:-

**WHEREAS** a question has arisen as to whether the following works at The Hampton Hotel, 19, 21, 23, 25, 27 and 29 Morehampton Road, (odd numbers) Dublin 4, a protected structure are or are not development and are or are not exempt development:-

Basement level

- a) Reinstatement of rooms in historic structures as 3no. bedrooms,
- b) Conversion of single storey 20th /21st Century former nightclub and service areas to 10 no. bedrooms, and
- c) Reinstatement of windows and insertion of doors in 6 no. former opes to the front facades at Numbers 25. 27 and 29 Morehampton Road,
- d) The insertion of 5.no. doors and 4.no. windows in the rear façade of 20th/21st century single-storey structure.

Ground Floor Level

- a) Relocation of existing fire escape, including partial roofing of the route,

- b) Modification to the first flight of escape stairs from the function room, and,
- c) Reinstatement of the sub-division of No 29 Morehampton Road as 2no. bedrooms.
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First floor level,

- a) Construction of a 1.2 m wide corridor across the rear of No 25 Morehampton Road,

External Landscaping

- The landscaping of 4no. under-utilised parking spaces to provide a seating area including two umbrellas and transparent wind screens.

is development and is not exempt development.

**AND WHEREAS** Genport Ltd requested a Declaration on this question from Dublin City Council and the Dublin City Council issued a Declaration on 13th February, 2018 stating that: -

Basement level

- d) The insertion of 5.no. doors and 4.no. windows in the rear façade of 20th/21st century single-storey structure,

Is development and is exempted development

**AND THAT: -**

Basement level

- a) Reinstatement of rooms in historic structures as three no. bedrooms,

- b) Conversion of single storey 20th /21st Century former nightclub and service areas to 10 no. bedrooms, and
- c) Reinstatement of windows and insertion of doors in 6no. former opes to the front facades at Numbers 25. 27 and 29 Morehampton Road.

## 2. Ground Floor Level

- a) Relocation of existing fire escape, including partial roofing of the route,
- b) Modification to the first flight of escape stairs from the function room, and,
- c) Reinstatement of the sub-division of No 29 Morehampton Road as 2no. bedrooms.

## 3. First floor level,

- a) Construction of a 1.2 m wide corridor across the rear of No 25 Morehampton Road,

## 4. External Landscaping

- The landscaping of 4no. under-utilised parking spaces to provide a seating area including two umbrellas and transparent wind screens.

is development and is not exempt development.

**AND WHEREAS** Genport Ltd Referred the Declaration for Review to An Bord Pleanála on 8th March, 2018,

**AND WHEREAS** An Bord Pleanála, in considering this referral, had regard particularly to:-

- (a) The status of the buildings as protected structures,
- (b) Sections 2(1), 3(1), 4(1)(h), and 57(1) of the Planning and Development Act, 2000, as amended, and
- (c) The scale, nature and extent of the works.

**AND WHEREAS** An Bord Pleanála has concluded that: -

The specified works at 19-29 Morehampton Road, Donnybrook, Dublin 4 constitute development within the meaning of the provisions of Sections 2(1) and 3(1) of the Planning and Development Act, 2000 as amended

**AND WHEREAS** An Bord Pleanála has concluded that: -

The insertion of 5.no. doors and 4.no. windows in the rear façade of 20th/21st century single-storey structure constitutes development that would not materially affect the character of the protected structure and is therefore the restrictions on exemption provided for under Section 57 of the Act, 2000, as amended, do not apply in this instance, and the subject works are, therefore, exempted development.

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by section 5 of the Planning and Development Act, 2000 as amended, hereby decides that the insertion of 5.no. doors and 4.no. windows in the rear façade of 20th/21st century single-storey structure is development and is exempted development.

**AND WHEREAS** An Bord Pleanála has concluded that the following works are development which would materially affect the character of the structure and of elements of the protected structure which contributes to its special architectural interest (including works affecting the interior and the exterior, and therefore the restrictions on exemptions provided for under Section 57 of the Act 2000, as amended applies in this instance to the following,

Basement level

- a) Reinstatement of rooms in historic structures as three no. bedrooms,
- b) Conversion of single storey 20th /21st Century former nightclub and service areas to 10 no. bedrooms, and
- c) Reinstatement of windows and insertion of doors in 6no. former opes to the front facades at Numbers 25. 27 and 29 Morehampton Road.

## 2. Ground Floor Level

- a) Relocation of existing fire escape, including partial roofing of the route,
- b) Modification to the first flight of escape stairs from the function room, and,
- c) Reinstatement of the sub-division of No 29 Morehampton Road as 2no. bedrooms.

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## 3. First floor level,

- a) Construction of a 1.2 m wide corridor across the rear of No 25 Morehampton Road,

## 4. External Landscaping

- The landscaping of 4no. under-utilised parking spaces to provide a seating area including two umbrellas and transparent wind screens.

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by section 5 of the Planning and Development Act, 2000 as amended, hereby decides that these works are development and are not exempted development

**Board Member:**

**Date:** 14/08/2020

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Maria FitzGerald