



An
Bord
Pleanála

Board Direction
BD-001531-18
ABP-301591-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/11/2018.

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 'Z5 – City Centre' within the Dublin City Development Plan 2016-2022, to the pattern of development in the area, the location in close proximity to a public transport hub, the contents of the submissions received and to the inspectors report, the Board considered that subject to compliance with the conditions as set out below the proposed development would not injure the character or setting of the adjacent protected structure, would be acceptable in terms of visual amenity and would not seriously injure the residential amenity of adjoining properties and would not result in an unacceptable loss of daylight or unacceptable level of overshadowing and would increase the provision of hotel bedrooms in this inner city location and would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board was satisfied that the proposed development was visually acceptable in the context of the prevailing streetscape and was in compliance with height limit set in the Dublin City Development Plan and further considered that the proposed development would not lead to an unacceptable degree of overshadowing or be overbearing and took sufficient cognisance of its receiving environment.

Conditions

- 1 Plans and particulars
- 2 Materials and finishes
- 3 CMP 1
- 4 Roof plant de exemption.
- 5 S 48 Unspecified
- 6 S 49 Unspecified

Board Member

Date: 05/11/2018

Paul Hyde