



An
Bord
Pleanála

Board Direction
BD-002058-19
ABP-301928-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2019.

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 provisions of the Dublin City Development Plan 2016-2022 and to the Z1 zoning of the subject site, to the pattern of development in the area and to the sites planning history, the Board considered that, subject to the conditions as set out below, the proposed development having regard to the scale, design and proposed use as a hotel would be in accordance with the zoning objective for the area, would be acceptable in terms of the visual and residential amenities of the area, would not detract from the character and setting of Portobello Plaza and Portobello House, (a Protected Structure) and would provide for a welcome animation of the western edge of the plaza which would enhance the character of the area and achieve an appropriate design response to the sites context. The proposed development 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 concurred with the Planning Authority as to the acceptability of a hotel at this location. Furthermore, the Board considered that the height scale and nature as proposed was acceptable in terms of visual and residential amenities of the area and did not consider it necessary to reduce the height by one floor as required by the PA.

It was considered that the proposed development integrated successfully into the urban setting and did not injure the character of the Protected Structure, did not represent overdevelopment or intensification of the site and would not set an undesirable precedence for future development in the area.

Conditions

1 The development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows;

- a) The reduction in parapet height by 600 mm on the Southern elevation and by 275mm along the northern elevation as referred to in the PA's Further Information request of January 19th 2018 shall be complied with.
- b) The 3 no bedrooms at 5th floor level along the northern elevation to Portobello Harbour shall be omitted in accordance with the PA's Further Information request of January 19th 2018
- c) The entrance canopy shall be omitted

Revised drawings complying with the requirements set out above shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development.

Reason: In the interest of residential and visual amenity.

3 Materials and finishes condition.

4 Standard Urban Drain Condition

5 Public Lighting Condition.

6 C + DMP

7 Mobility MP

8 Std Noise Condition.

9 Standard Bond Condition

10 S 48 Unspecified

11 S 49 Unspecified

Note: The board noted the change in façade treatment applied in response to the Request for further information from the Planning Authority, however it considered that the original facade treatment was more appropriate in terms of the visual amenities of the area.

Section: Please issue copy of the Direction with the Order.

Board Member

Date: 08/01/2019

Paul Hyde