



An  
Bord  
Pleanála

**Board Direction**  
**BD-004739-19**  
**ABP-305280-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/12/2019.

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 Z5 zoning provision of the Dublin City Development Plan 2016-2022, the site's planning history, the Urban Development and Building Height Guidelines for Planning Authorities 2018, the pattern of development and recent permissions in the area and to the nature and scale of the additional accommodation proposed, the Board considered that subject to the compliance with the conditions as set out below, the proposed development would not seriously injure the visual amenities of the area, would respect the character and pattern of development of the area and would not seriously injure the character of the adjoining Georgian buildings and considered that the revised elevational treatment on Abbey Street Upper would make a positive contribution to the streetscape. 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 considered that the proposed additional hotel accommodation provided on the additional floors along with the revised elevational treatment would respect the character and prevailing pattern of development in the area. It further considered that the proposed development would not lead to an abrupt transition in building height and has been adequately treated in terms of the transition from Abbey Street Upper

to Great Strand Street and would not have a negative impact on the adjoining streetscapes. The Board was also satisfied that the quality of the materials and finishes proposed were acceptable and respect the character of the adjoining Georgian buildings and the wider environs. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

- 1 Plans and partics
- 2 Materials and finishes
- 3 Compliance with conditions of parent permission
- 4 CMP
- 5 Roof plant de exempt
- 6 S 48 unspecified
- 7 S 49 Unspecified

**Note to Section:** Please enclose a copy of the Direction with the Order.

**Board Member**

**Date:** 12/12/2019

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Paul Hyde