



An
Bord
Pleanála

Board Direction
BD-007117-20
ABP-306782-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/12/2020.

The Board decided to make a split decision, to

grant permission, for the following reasons and considerations and subject to the following conditions for façade alterations at ground level of Nos 30 and 29 Parliament Street with a new door to the existing shopfront.

change of use of first to fourth floor of the existing north facing stairwell to four hotel bedrooms, one at each level and,

change of use of the fifth-floor level linen store to a hotel bedroom with small internal configurations of linen and cleaning store around the eastern stairwell.

Reasons and Considerations

The Board considered that the proposed development, subject to compliance with the condition set out below, would not adversely affect the integrity and character of the existing and surrounding buildings or seriously injure the visual or residential amenities of the area, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and sustainable development of the area.

Condition

The development shall be carried out in accordance with conditions numbers 1 to 11 attached to the grant of permission under planning register reference number 4597/19 on the 4th day of February, 2020.

Reason: In the interest of clarity.

and

refuse permission for the addition of a 294.2 square metres sixth floor level comprising eight bedrooms, access via two stairwells, two lifts and a service lift. generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development of the addition of a sixth floor would constitute a visually obtrusive form of development due to its height, scale and massing, would represent an overdevelopment of the subject site which would fail to integrate with the existing and surrounding development and would, therefore, adversely affect the character and setting of the protected structures and the streetscape within the Architectural Conservation Area, especially in views on approach from Capel Street to the north along Parliament Street towards City Hall. The proposed development would, therefore, be contrary to Section 11.1.5.3 and Policy CHC4 of the Dublin City Development Plan 2016-2022, would set a precedent for similar development and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development would give rise to overlooking and perceived overlooking and would have an overbearing impact on apartments on Exchange Street Upper opposite the site as a result of which the proposed development would devalue and seriously injure the residential amenities of adjoining property and would be contrary to the proper planning and sustainable development of the area.

Board Member:

Date: 08/12/2020

Paul Hyde