



An
Bord
Pleanála

Board Direction BD-007950-21 ABP-307906-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/04/2021.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the Z5 zoning objective which applies to the site, its location within the city centre and the limited extent of the works to the Protected Structure to facilitate the change of use, it is considered that, subject to compliance with the conditions set out below, the retained development would not detract from the character and setting of the Protected Structure or any neighbouring property, would serve to keep the building in active use and would increase the provision of tourist accommodation in the city. The retained development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	<p>The development shall be retained and implemented in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to An Bord Pleanála on the 10th August 2020, 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 and the development shall be carried out and retained in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The existing uPVC windows above ground floor level on the front elevation of the building shall be replaced with timber sash windows within 12 months of the date of this Order. Details of the replacement windows and the procedures to be followed in order to comply with this requirement, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: To protect the character of the Protected Structure.</p>
3.	<p>The developer shall submit a hostel management plan for the written agreement of the Planning Authority within 3 months of the date of this Order, which shall set out details of the management of guest reservations, building access arrangements, accommodation servicing and maintenance, and waste management segregation, storage and collection arrangements.</p> <p>Reason: To ensure a satisfactory standard of development.</p>
4.	<p>The hostel shall accommodate a maximum of 40 no. bedspaces as illustrated on Drawing Nos. PL107 and PL108 provided with the appeal.</p> <p>Reason: In the interest of clarity and to ensure a satisfactory standard of development.</p>

5.	<p>The hostel accommodation shall be used as short-term tourist accommodation only and shall not be used as long-term or permanent residential accommodation.</p> <p>Reason: To ensure a satisfactory standard of development.</p>
6.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid within 3 months of the date of this Order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>

7. The developer shall pay to the planning authority a financial contribution in respect of Luas Cross City (St. Stephen's Green to Broombridge) in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 of the Planning and Development Act 2000, as amended. The contribution shall be paid within 3 months of the date of this Order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.

Board Member



Date: 21/04/2021

John Connolly