



An  
Bord  
Pleanála

**Board Direction**  
**BD-010027-22**  
**ABP-309406-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/02/2022.

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 Z1 objective relating to the site and the fact that hotel use is a permissible use under the Z14 zoning objective together with policies and provisions contained in the National Planning Framework, it is considered that the proposed hotel development, subject to compliance with conditions set out below, would not seriously injure the amenities of the area or property in the vicinity, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of 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 the 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. Prior to the commencement of development, details of all materials, colours and textures of the external finishes to the proposed hotel shall be submitted to and agreed in writing with the planning authority. Construction materials and detailing shall adhere to the principles of sustainability and energy efficiency and high maintenance detailing shall be avoided.

**Reason:** In the interest of the visual amenities of the area. 14.4.

3. Water supply and drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

4. Prior to the commencement of development, the developer shall enter into a water and/or wastewater connection agreement with Irish Water.

**Reason:** In the interest of public health.

5. No additional development shall take place above the roof level including the incorporation of additional plant and equipment such as lift motors, air handling equipment, storage tanks or any other external plant other than those shown on the drawings which are the subject of the current approval or unless authorised by a prior grant of planning permission.

**Reason:** In the interest of visual amenities of the area.

6. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. This plan shall be prepared in accordance with best practice on the Preparation of Waste Management Plans for the Construction and Demolition Projects published by the Department of the Environment, Heritage and Local Government in July, 2006. The plan shall include details of waste to be generated during any site clearance and construction phases and details of the methods and locations to be employed for the prevention, minimisation

**Reason:** In the interest of sustainable waste management.

7. The construction of the development shall be managed in accordance with the construction management plan, which shall be submitted to, and agreed in writing with, the planning authority, prior to the commencement of development. The developer shall liaise with Transport Infrastructure Ireland in this regard prior to the submission of this statement. The plan shall provide details of the intended construction practice for the development, noise management measures and the location of site compounds.

**Reason:** In the interest of public safety and residential amenity.

8. (a) Full details of all external signage for the hotel and the bar/restaurant shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(b) No advertising structures, advertisements, security structures, or other projecting elements including flagpoles, shall be erected within the site unless authorised by a further grant of planning permission.

**Reason:** In the interest of visual amenity and to restrict the extent of advertising signage in the area.

9. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. In this regard, the developer shall:

(a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development, and

(b) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works.

The assessment shall address the following issues:

- (i) the nature and location of archaeological material on the site, and
- (ii) the impact of the proposed development on such archaeological material.

A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

**Reason:** In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

10. The developer shall comply with the following requirements of the Transportation Planning Division

(a) Prior to the completion and occupation of the development, the applicant/developer shall contact the Transport Advisory Group (TAG) of the Environmental and Transportation Department to ascertain their requirements regarding the provision of line marking on the East Road for servicing to take place at the hotel. All costs shall be met by the applicant/developer.

(b) All costs incurred by Dublin City Council including any repairs to the public road and services necessary as a result of the development shall be at the expense of the developer.

**Reason:** In the interest of orderly and sustainable development.

11. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. All existing ground cables shall be relocated underground as part of the site development works.

**Reason:** In the interest of visual and residential amenity.

12. Prior to the commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of streets, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion of any part of the development. The

form and amount of security shall be as agreed between the planning authority and the developer, or in default of an agreement shall be determined by An Bord Pleanála.

**Reason:** To ensure the satisfactory completion of the development.

13. S 48 Unspecified

14. S 49 Unspecified

**Board Member**

10/02/2022

**Date:** 16/02/2022

  
\_\_\_\_\_  
Paul Hyde