

An
Bord
Pleanála

Board Direction
BD-012399-23
ABP-312392-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/06/2023.

The Board decided to refuse retention permission for the development proposed for retention to the rear of the hotel, for the reasons and considerations below, and to refuse permission for the proposed development and associated works at the front of the hotel for the reasons and considerations below.

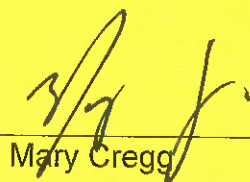
Reasons and Considerations

The development proposed for retention to the rear of the hotel would seriously injure the residential amenity of the existing dwellings adjoining the site to the rear of the hotel along Pembroke Lane by way of noise nuisance and disturbance. Such development would be contrary to the area's 'Z2 – Residential Neighbourhoods (Conservation Areas)' zoning in Dublin City Development plan 2022-2028, which seeks "to protect and/or improve the amenities of residential conservation areas".

With regard to the development and associated works proposed at the front of the hotel the Board considered that introducing new structures forward of the building line would adversely impact the character and setting of the protected structures and adjacent protected structures, and set an undesirable precedent to development in the foreground of protected structures, and would therefore contravene 11.5.1 and Policy BHA 2 of the Dublin City Development plan 2022-2028.

In deciding not to accept the Inspector's recommendation to grant permission for the proposed development at the front of the hotel, the Board considered that introducing new structures forward of the building line would adversely impact the character and setting of the protected structures and adjacent protected structures and set an undesirable precedent to development in the foreground of protected structures, and would be contrary to Policy 11.5.1 and Policy BHA 2 of Dublin City Development plan 2022-2028. The Board agreed with the planning authority that the proposed development at the front of the hotel would, as currently designed, give rise to a significant and injurious adverse visual impact on the architectural character and setting of the Protected Structures. The Board therefore did not agree with the Inspector that the form and design proposed would not be visually intrusive and would not materially affect the character and setting of the Protected Structures. Hence the Board considered that the proposed development at the front of the hotel would contravene Policy 11.5.1 and BHA 2 of the Dublin City Development plan 2022-2028.

Board Member



Mary Cregg

Date: 09/06/2023