

An
Bord
Pleanála

Board Direction
BD-016266-24
ABP-315379-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/05/2024.

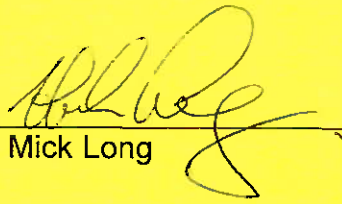
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the design, height and scale of the proposed development within an historic streetscape and its relationship with adjoining and neighbouring buildings in the immediate vicinity it is considered that the proposed development fails to comply with the provisions of the Dublin City Development Plan 2022-2028, in particular the objectives of the Height Strategy set out in Appendix 3, Table 3 and the provisions of the Urban Development and Building Height Guidelines for Planning Authorities 2018 in which there is a requirement for taller buildings to form a positive response to the overall built environment as part of contributing to the urban neighbourhood and streetscape. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the significant number of additional hotel bedrooms as well as the limited in-house hotel resident facilities and amenities proposed it is considered that the proposed development would not provide an acceptable standard of accommodation for the intended occupiers of a hotel premises of this size nor would be consistent with the requirements of Section 15.14, Policy

CEE28 and Objective CU039 of the Dublin City Development Plan, 2022-2028.
The proposed development would therefore be contrary to the proper planning
and sustainable development of the area.

Board Member


Mick Long

Date: 10/05/2024