



An  
Coimisiún  
Pleanála

**Direction**  
**CD-019980-25**  
**ABP-318805-24**

The submissions on this file and the Inspector's report were considered at meetings held on 04/02/2025, 13/05/2025 and 18/06/2025.

The Commission decided by a majority of 2:1 to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

#### **Planning**

**Commissioner:**

Mary Gurrie  
Mary Gurrie

**Date:** 24/06/2025

#### **DRAFT WORDING FOR ORDER**

##### **Reasons and Considerations**

Having regard to the provisions of the Dublin City Development Plan 2022-2028, including the Z4 land use zoning objective for the area and to Policy CEE28 'Visitor Accommodation', and having regard to the scale, height, form, and design of the proposed hotel development, to the pattern of development in the area including the protected structures, and to the entirety of the information on file including the updated Demolition Justification Report, it is considered that, subject to compliance with the conditions set out below, the proposed development would accord with the

zoning objectives and provisions of the development plan, provide for and improve mixed-services facilities in the area and lead to an intensification of use for this centrally located site, and would not seriously injure the character and amenities of the area or of property in the vicinity. The proposed development would, therefore, accord with the proper planning and sustainable development of the area and is consistent with the Climate Action and Low Carbon Development Act 2015, as amended, and the Climate Action Plan 2024 and the Climate Action Plan 2025.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 7<sup>th</sup> November 2023, 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 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. No works outside the red line area are permitted as part of this permission.

**Reason:** In the interest of clarity.

3. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunications aerials, antennae or equipment, unless authorised by a further grant of planning permission.

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

4. The following shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development:

- (a) Details of the materials, colours and textures of all the external finishes to the proposed building;



- (b) Details of proposed window screening / louvres for hotel bedroom windows;
- (c) Details of hotel signage;
- (d) Details of boundary treatments.

**Reason:** In the interest of visual amenity and to ensure an appropriate high standard of development.

5. No amplified music or other specific entertainment noise emissions shall be permitted within the outdoor areas of the hotel.

**Reason:** To protect the residential amenities of property in the vicinity.

6. The developer shall control odour emissions from the premises in accordance with measures which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of public health and to protect the amenities of the area.

7. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained, and waste shall be managed in accordance with the agreed plan.

**Reason:** To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment and the amenities of properties in the vicinity.

8.(a) No vehicular access to the hotel site from Camden Row is permitted. Prior to commencement of development, the applicant shall submit for the agreement of the planning authority drawings detailing a revised front boundary which omits the vehicular access and new front boundary treatments.

(b) Prior to the commencement of development, the applicant shall submit for the written agreement of the planning authority all works proposed on the public road including changes to the footpath and the provision of a loading bay or double yellow lines to the front of the site on Camden Row. All works to the public road shall be at the applicant/developer's own expense. All works shall be fully completed prior to occupation of the development.

(c) Prior to the commencement of the development, the applicant shall submit for the written agreement of the planning authority revised plans that improve and increase the size of the cycle parking store for staff use. The revised plans shall demonstrate the ability to park and manoeuvre a minimum of 10 no. bicycles, detail design and type of cycle parking, and the necessary aisle width and spacing.

(d) The service operator of the development shall undertake to implement the measures outlined in the Mobility Management Plan (MMP) submitted to the planning authority on 7th November 2023 as part of the applicant's response to further information. A Mobility Manager shall be appointed to ensure future employees/patrons comply with objectives and targets set out the plan.

**Reason:** In the interests of sustainable transport and safety.

9. The attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** In the interest of public health and surface water management.

10. (a) The developer shall engage a suitably qualified and licensed eligible archaeologist to carry out pre-development archaeological testing in areas of proposed ground disturbance and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the National Monuments Service, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site



clearance/dredging/underwater works and/or construction works. The report shall include an archaeological impact statement and mitigation strategy.

(b) Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record and/or monitoring may be required. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority.

(c) All mitigation measures in relation to archaeology and cultural heritage as set out in the Archaeological Assessment report prepared by IAC Archaeology included in the application documents submitted to the planning authority on 2<sup>nd</sup> June 2023 shall be implemented in full, except as may otherwise be required in order to comply with the conditions of this permission.

(d) The planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.

**Reason:** To ensure the continued preservation either in situ or by record of places, caves, sites, features or other objects of archaeological interest.

11. (a) Prior to the commencement of development, a Demolition Management Plan and Demolition Waste Management Plan shall be submitted for the written agreement of the planning authority. This plan shall be implemented in full during the course of demolition and construction of the development;

(b) Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction and Environmental Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, noise and dust management measures, construction traffic, and off-site disposal of construction/demolition waste.

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

12. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

**Reason:** In the interest of reducing waste and encouraging recycling.

13. 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 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 prior to commencement of development 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 Development Contribution Scheme made under Section 48 of the Act be applied to the permission.

14. The developer shall pay to the planning authority a financial contribution in respect of Luas Cross City St. Stephen's Green to Broombridge Line 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 prior to commencement of development 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.

15. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the reinstatement of public roads which may be damaged by the transport of materials to the site, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory reinstatement of the public road. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

**Reason:** To ensure that the public road is satisfactorily reinstated, if necessary.