



An
Bord
Pleanála

Board Direction
BD-017388-24
ABP-319095-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/09/2024.

The Board decided by majority vote (2:1) to grant permission and retention permission for the following, for the following reasons and considerations, and subject to the following conditions:

- (a) Grant retention permission for the replacement of the window comes with clear glass.
- (b) Grant retention permission for;
 - The enlargement of the opening and formation of opening in oak panelled wall between the front lounge and entrance hall.
 - The recoating with paint of external surface of ground floor window and door frames in lieu of previous clear coating.
- (c) Grant permission for the lowering of cills of the 4 square headed and 1 arch headed window to ground floor front façade and the extension of the windows to fit the enlarged window openings as well as the reinstatement of the original 5 no. brass railings to the new cill positions.

Reasons and Considerations

In considering all matters, the Board engaged fully with the report and recommendations of the planning authority's conservation officer, the expert advice

on file from two architectural conservation experts as submitted by the applicant as well as the report of its Inspector. On the balance of judgement, the Board was persuaded by the commentary of the applicant's experts that the removal of the canopies and lowered eaves would provide a more open and welcoming appearance to the front of the hotel, enhance views outward from the lounge area, contribute to passive surveillance of the street and would not detrimentally impact on the architectural character of the wider façade.

The Board also considered that subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would be compatible with the 2022-2028 Dublin City Centre Development Plan Z5 (City Centre) Zoning and would be acceptable in terms of the Protected Structure status of the building and the visual amenity of the area. The proposed development and development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 commencement of development and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. All works to the protected structure shall be carried out under the supervision of a qualified professional with specialised conservation expertise.

Reason: To ensure the authentic preservation of this protected structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

Board Member



Joe Boland

Date: 04/09/2024