

An  
Bord  
Pleanála

**Board Direction**  
**BD-019564-25**  
**ABP-321496-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/04/2025.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the planning history of the overall hotel development, the established use of the site and the pattern of development in the area, it is considered that, subject to the compliance with the conditions set out below, the subject development would not seriously injure the residential amenities of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board concluded that the noise mitigation measures as proposed would mitigate potential negative impacts on the residential amenities of adjacent residential properties and that car and coach parking within the subject site could be managed by means of a mobility management plan for this accessible urban location.

## 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 1<sup>st</sup> day of November 2024, 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. All music and dancing at the venue shall cease on or before 0100 hours and the conference centre/function room shall not be used as a public dance hall, nightclub, public bar or venue for concerts for which a public dance hall licence is required. The number of permitted music/dancing events held in the conference centre shall not exceed one per week.

**Reason:** In the interests of clarity and the protection of the residential amenities of property in the vicinity.

3. The external terrace areas adjoining the conference centre/function room shall not be accessible by members of the public during functions and events.

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

4. Access and egress from the conference centre/function room shall be via the main hotel entrance only. The entrance adjoining the conference centre/function room shall be used for emergency access/egress only.

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



5. The following noise management requirements shall be complied with in full:
- a) The LAeq level measured over 5 minutes, when measured at the nearest noise sensitive dwelling when entertainment is taking place, shall show no increase when compared with the representative LAeq (5 minutes) level measured from the same position, under the same conditions and during a comparable period with no entertainment taking place.
  - b) The Leq level measured over 5 minutes, in the 63 Hz and 125 Hz octave bands measured at the nearest noise sensitive dwelling with entertainment taking place, shall show no increase when compared with the representative Leq measured over 5 minutes in the 63 Hz and 125 Hz octave bands measured from the same position, under the same conditions and during a comparable period with no entertainment taking place.
  - c) Acoustic curtains shall be installed in the function rooms and windows remain closed at all times of functional use, assisting in reducing amplified sound escaping from the function room areas.
  - d) Speakers shall be mounted and cited in a manner which isolates them from the structure of the building which aids to reduce and mitigate sound transfer through the structure of the building.

**Reason:** To protect the residential amenity.

6. Prior to the commencement of the proposed change of use, a Mobility Management Plan (MMP), for all of the uses on the subject site, shall be submitted to and agreed in writing with the planning authority. This plan shall provide for incentives to encourage the use of public transport and other sustainable modes of transport, as well as the provision of overflow car parking, with appropriate transfers to the subject premises, as and when required.

**Reason:** In the interest of effective traffic and parking management and to encouraging the use of sustainable modes of transport.

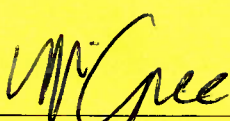
7. Prior to the commencement of the proposed change of use, revised plans and particulars shall be submitted to, and agreed in writing with, the planning authority which shall:
- a) Demonstrate auto-tracking of two-way movement cars, coaches and rigid vehicles along the access road between the junction with Seven Oaks residential estate and the gated entrance to Gracepark Manor.
  - b) Detail the removal of parallel parking spaces along the access road, as required, to ensure two-way access and sufficient space for setdown is achieved having regard to the standards set out under the Design Manual for Urban Roads and Streets, 2013 as amended.

**Reason:** In the interests of pedestrian and traffic safety

8. Notwithstanding the provisions of the Planning & Development Regulations 2001 (as amended), no advertisement signs (including any signs installed to be visible through the windows); advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on the building or within the curtilage, or attached to the glazing without a prior grant of planning permission.

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

Board Member

  
Liam McGree

Date: 01/05/2025