




An
Coimisiún
Pleanála

Commission Direction
CD-000631
PL-500796-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 29 May 2026.

The Commission decided 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:



Stephen Bohan

Date:

2nd day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Major Town Centre zoning of the site and the hotel use being permitted in principle, the Dún Laoghaire–Rathdown County Development

Plan 2022–2028 (including Policy Objective RET5: Major Town Centres, Policy Objective PHP41: Safer Living Environment, Sections 12.3.5.2 and 12.8.7.1 on separation and residential amenity, Section 12.4.5 and Table 12.5 on parking standards, and Section 12.9.3 on noise and vibration), together with national and regional policy promoting compact growth, urban regeneration and the reuse of serviced brownfield town-centre lands, the planning history of the site, the submissions on file and the inspector's report, the Commission is satisfied that the proposed change of use to a 71 bed hotel on the brownfield town#centre site is acceptable in principle. Subject to the attached conditions, the development would not seriously injure the residential amenity of adjoining occupiers or the amenity of nearby users, would be acceptable in terms of traffic and pedestrian safety, would not give rise to likely significant effects on any European site and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application to the planning authority, as amended by the further information plans and particulars received by the planning authority on the 22nd day of December 2025, and by the plans and particulars received by An Coimisiún Pleanála on the 12th day of March 2026, 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. The development shall be implemented as follows:

(a) The hotel shall be operated and managed in accordance with the details submitted with the planning application and appeal. An on-site management team (inclusive of reception and patrol staff) shall operate on a 24-hour, full-time basis.

(b) A maximum number of 12 car parking spaces at lower ground floor/ basement level shall serve the development. These spaces shall not be impeded, used for storage, sublet, or in any other manner separated from the hotel use.

(c) All deliveries, collections, servicing, loading or unloading associated with the development shall be accommodated either wholly within the site boundary or within nearby designated public loading bays. These activities shall not take place in a manner that obstructs or interferes with the free flow of traffic, cyclists or pedestrians on the adjoining public roads.

Reason: In the interests of clarity, sustainable transportation, traffic safety, and protecting the amenities of the area.

3. Prior to the commencement of development, the developer shall submit to the planning authority for its written agreement, proposals, measures, and/ or revised plan(s) as relevant, to ensure the following:

(a) Cycle parking provision according with the planning authority's 'Standards for Cycle Parking and associated Cycling Facilities for New Developments - January 2018', including indication of suitability of access to the basement level and the location of visitor cycle parking at surface level.

(b) All servicing activities for/ of the development (inclusive of deliveries, collections, loading and/ or unloading by persons and/ or vehicles) accommodated

either wholly within the site boundary or within nearby designated public loading bays.

(c) All works to ensure (a) and (b) above shall be undertaken at the developer's expense and completed to the satisfaction of the planning authority.

Reason: In the interest of clarity and traffic safety.

4. Windows in the following hotel rooms shall be permanently fitted with obscure glazing (the use of temporary film and/ or stickers is not permitted):

(a) three windows in Room C2.04, northern elevation of Block C, second floor level.

(b) one window (northwest facing bay window) in Room D2.03, northern elevation of Block D, second floor level.

(c) one windows in Room C3.04, northern elevation of Block C, third floor level.

Reason: In the interest of protecting the amenities of occupiers of the hotel accommodation and of residential property in the vicinity.

5.

(a) No signage or displays are permitted on the exterior elevations (including external staircases) and/ or within doors and windows of Blocks A, B, C, and/ or D at the subject site.

(b) No signage, advertising structures, advertisements, security shutters or other projecting elements, including flagpoles (including that which is exempted development under the Planning and Development Regulations, 2001 as amended), other than that applied for and hereby permitted shall be erected

or displayed at the subject site unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity, traffic safety, and protecting architectural heritage in the vicinity.

6. Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to the planning authority for its written agreement. This plan shall provide details of the construction practice for the development including, inter alia:

(a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse.

(b) Location of areas for construction site offices and staff facilities.

(c) Details of site security fencing and hoardings.

(d) Details of on-site car parking facilities for site workers during the course of construction.

(e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site.

(f) Measures to obviate queuing of construction traffic on the adjoining road network.

(g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network.

- (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works.
- (i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels.
- (j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater.
- (k) Off-site disposal of construction/ demolition waste and details of how it is proposed to manage excavated soil.
- (l) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.
- (m) A record of daily checks that the works are being undertaken in accordance with the CEMP shall be kept for inspection by the planning authority.

The agreed CEMP shall be implemented in full in the carrying out of the development.

Reason: In the interest of residential amenity, public health and safety.

7. The applicant and the development's contractor shall develop and implement a Public Liaison Plan for the duration of the construction works covering the following:

- (a) Appointment of a Liaison Officer as a single point of contact to engage with the local community and respond to concerns.

(b) Keeping local residents informed of progress and timing of particular construction activities that may impact on them.

(c) Provision of a notice at the site entrance identifying the proposed means for making a complaint.

(d) Maintenance of a complaints log recording all complaints received and follow up actions.

Reason: In the interest of the proper planning and sustainable development of the area.

8. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: To safeguard the amenities of property in the vicinity.

9.

a) An Operational Waste Management Plan (OWMP) containing details for the management of waste within the development, the provision of facilities for the storage, separation, and collection of the waste and for the ongoing operation of these facilities, shall be submitted to the planning authority for its written agreement, not later than 6 months from the date of commencement of the development. Thereafter, the waste shall be managed in accordance with the agreed OWMP.

b) The OWMP shall provide for screened communal bin stores, the locations and designs of which shall be as indicated in the plans and particulars lodged within the application unless otherwise agreed in writing with the planning authority. Bin stores shall not be stored on the public footpath.

Reason: In the interest of the amenities of occupiers of the units, and to ensure the provision of adequate refuse storage for the proposed development.