




An
Coimisiún
Pleanála

Commission Direction
CD-000713
PL-500813-GC-26

The submissions on this file and the Inspector's report were considered at a meeting held on 12 June 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:



Declán Moore

Date:

15th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the existing and well-established use of the subject site, its planning and development history, the previous layout of the hotel on the subject site, the pattern of development in the vicinity, and the established character of the

area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The proposed development would, therefore, 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, as amended by the further plans and particulars received by the Commission on the 18th day of February 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 proposed development shall be amended as follows:

(a) Access to the western section of the hotel shall be restricted to pedestrian access to the leisure centre only and shall not be used as a general access to main hotel or as an outdoor amenity area associated with the bar, restaurant or function room.

(b) One door to the main hotel at the western section of the hotel shall be replaced with fixed glazing and the other be clearly indicated as being for emergency use only and shall be fitted with one way door closers and alarms.

(c) The bar area in the conservatory (i.e. fixtures and fittings) shall be fully removed and replaced with a coffee dock and joinery to the satisfaction of the Planning Authority.

(d) All doors to the Southern elevation of the conservatory shall be replaced with fixed glazing.

(e) If required by authorities for the issuing of a Fire Certificate, a single fire door may be inserted in the western elevation adjacent the function room and shall be clearly indicated as being for emergency use only and shall be fitted with one way door closers and alarms.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority within one month of the date of this Order and shall be implemented within three months of the date of the Order.

Reason: In the interests of clarity and residential amenity.

3. Apart from the departures authorised in this permission, the development shall otherwise fully comply with the terms and conditions attached to planning reference number ABP-320751-24 and PL61.242938.

Reason: In the interest of clarity

4. The use of the conservatory shall be restricted to use as an extension of the restaurant and shall not be used independently as a function, event or performance room.

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

5. No amplified music, performance or other specific entertainment noise shall be permitted within the conservatory.

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

6. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

7. 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 or intended to be 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

Coimisiún 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.

Note

The Commission noted the concerns of third parties with respect to alleged non-compliance with previously applied planning conditions. The Commission confirms that it has no role in matters of enforcement, such powers are held by the relevant local authority for the planning area.