An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 2692/16

An Bord Pleanála Reference Number: PL 29N.247314

APPEAL by Dublin Corporate Apartments Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 30th day of August, 2016 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Development consisting of the demolition of six derelict dwellings plus the remains of two further dwellings (ground floor façade only) measuring a total of 437 square metres and the provision of a three to six storey over basement level Hotel (progressively set back at its fourth and sixth storeys) comprising 96 number bedrooms with a gross floor area of 3,904 square metres which includes a basement level of 730 square metres. The development will also include the provision of vehicular access to the site from Wood Lane; the provision of three number car parking spaces; 10 number bicycle parking spaces; loading bay; hard and soft landscaping; an outdoor terrace area at sixth storey level on the southern elevation (17 square metres); signage; ancillary plant; attenuation; ESB sub-station and all associated site development and site excavation works above and below ground, all on a 0.0964 hectare site approximately at numbers 28-31 Benburb Street and numbers 6-9 Wood Lane, Dublin.

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DECISION

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 3 and the reason therefor.

REASONS AND CONSIDERATIONS

Having regard to the scale, form and design of the proposed development and to the scale and character of the existing buildings in the vicinity, it is considered that the proposed development, as modified by way of the revised drawings submitted to the planning authority on the 3rd day of August 2016, would not unduly affect the setting of the protected structures at numbers 23 to 25 Benburb Street, would not seriously injure the visual amenity of the area and would provide an appropriate frontage onto Benburb Street. Accordingly, it is considered that the omission of a floor from the proposed building, as required by condition number 3 of the planning authority's decision, was not warranted.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this day of 2017.

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