

Board Order PL 29S.248729

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2614/17

Appeal by John Devlin of St. Jude's, 4 Erne Terrace, Dublin and by Philip O'Reilly of 18 Grosvenor Place, Rathmines, Dublin against the decision made on the 26th day of May, 2017 by Dublin City Council to grant subject to conditions a permission to Dale Vision Limited care of Manahan Planners of 38 Dawson Street, Dublin.

Proposed Development: Demolition of the existing building in use as a licensed premises with roof garden and nightclub and the construction of a six-storey building (with a total floor area of 3,008 square metres) which will be used as a boutique hotel containing a reception area with bar at ground floor, a total of 53 guest bedrooms on levels 1-4 (with a terrace at the side elevation of level 3 facing west and at the front elevation at level 4 facing Lower Mount Street) and a roof-top licensed restaurant with associated roof terraces at level 5. The hotel basement is to contain function rooms, a meeting room, storage and plant rooms. The proposed development will also contain services and all other ancillary works to service the hotel; all at 7-8 Lower Mount Street, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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.

Reasons and Considerations

Having regard to the prominent location of the site, to the established built form and historic character of the area, and to the existing building on the site, which is considered to be of importance to the streetscape, it is considered that the proposed development would be incongruous in terms of its design, and by reason of its excessive height, bulk and mass, would be out of character with the streetscape, and would adversely affect the setting of nearby Protected Structures. The design is not considered to justify the demolition of the existing structure on the site. The proposed development would seriously injure the visual amenities of the area, would be contrary to the stated policy of the planning authority, as set out in the Dublin City Development Plan 2016-2022, in relation to conservation and design, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of

2017

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