



An
Bord
Pleanála

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.

