



An
Bord
Pleanála

Board Order
PL 29S.248944

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2151/17

Appeal by Colin Galligan (trading as Medipharm Retail Limited) care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin and by Phillip O'Reilly of 18 Grosvenor Place, Rathmines, Dublin against the decision made on the 7th day of July, 2017 by Dublin City Council to grant subject to conditions a permission to Emco Hotels Limited care of RPS Group Limited of West Pier Business Campus, Dún Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Refurbishment/reconfiguration, demolition (circa 900 square metres across overall site) and expansion of the Central Hotel to result in an overall amalgamated hotel (116 number bedrooms) of circa 6,374 square metres (five storeys over basement with seven storey element with plant level [12 Dame Court]) and will include the following:

- (1) Demolition of number 12 Dame Court (circa 245 square metres) and its replacement with a seven storey with plant level above (overall height circa 23.8 metres; 32.38 metres OD to parapet) building (circa 743 square metres) as an extension to the existing hotel with bar use circa 125 square metres at ground floor level and hotel use 104 square metres at first floor level -

connected by new opes on existing northern facade of Central Hotel at above ground floor levels;

- (2) Refurbishment and reconfiguration of existing Central Hotel and associated premises as follows:
 - (A) Basement level - Removal of internal partitions/walls to facilitate reconfiguration/refurbishment of basement areas of Central Hotel and numbers 11, 14 and 16 George's Street Great South (and associated change of use from gross retail (storage circa 137 square metres) and nightclub use (212 square metres) to hotel use circa 349 square metres) to provide ancillary hotel areas including a new connected seating/breakfast/restaurant area (circa 272 square metres), hotel gym; toilets, storage/plant/attenuation and staff areas;
 - (B) Ground floor level - Amalgamation of number 16 George's Street Great South into the Central Hotel and associated change of use (circa 90 square metres) from retail to hotel (ancillary bar/lounge area connected to existing 'library bar' above at first floor level); reconfiguration/refurbishment of internal areas of reception, lounge and associated backroom areas; change of use of number 14 George's Street Great South (84 square metres [54 square metres at basement level]) from retail to restaurant/cafe use and its connection (including new void) to Central Hotel basement level;
 - (C) First floor level - Refurbishment and provision of bedrooms (to include removal and insertion of partitions/WC facilities); provision of new ancillary bar/lounge area connected to existing 'library bar' (and associated alterations); removal of ancillary space in courtyard to provide an internal terraced/landscaped platform area circa 163 square metres (including void to existing basement passageway);

- (D) Second and Third floor levels - Refurbishment and provision of bedrooms (to include removal and insertion of partitions and removal of exit passageway (external) between existing east and west parts of hotel);
- (E) Fourth floor level - Removal of existing fourth floor level Mansard roof structure of the Central Hotel (circa 384 square metres) fronting onto Dame Court and Exchequer Street and its replacement with a new fourth level in its place (overall height circa 22.7 metres; 32.38 metres OD) to include pitched roof and glazing and two number dormers facing onto Exchequer Street (new plant areas within pitched roof space); removal of eastern side of pitched slate roof along George's Street Great South and provision of bedrooms/storage (with flat roof above overall height circa 18.8 metres; 28.39 metres OD to parapet);
- (F) Removal of existing lift shafts and stair cores (including chimney) from basement/ground to 4th floor levels and provision of new stairwells/lift shafts/servicing ducts/risers/dumb waiters as well as revisions to circulation/access (including provision of new opes) and removal of internal walls/partitions/replacement of doors as necessary; new glazed opening in existing staircase and creation of void (first to third floors); glazed finish to internal facade of new northern 'wing' (which includes bedrooms and access first to fourth floor levels);
- (G) External works to include; new canopies/signage (12 square metres), replacement shopfronts (and lighting) on Exchequer Street and George's Street Great South facades (including replacement of existing non-original entrance canopy); repointing/replacement of windows with matching as required; revised entrance treatment and signage (and glazed screens/basement lightwells), on Dame Court; new fire access door on Exchequer Street (using existing window ope); all site development works,

all on a site at the Central Hotel numbers 1 to 5 Exchequer Street (a protected structure) and numbers 11, 14 and 16 George's Street Great South as well as number 12 Dame Court, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 Z5 City Centre zoning of the site and the policies and objectives set out in the Dublin City Development Plan 2016-2022, the location of the site and the pattern of development in the vicinity it is considered that the proposed development. Subject to compliance with the conditions set out below, would not seriously injure the visual amenity of the area and would not detract from the character or setting of the Protected Structure or the Architectural Conservation Area. 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 submitted on the 12th day of June, 2017, 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 new shopfront to number 14 George's Street Great South shall be redesigned. The new shopfront shall incorporate the historically known detail of the former clerestory lights, plinths and window portions. Revised drawings in this regard illustrating the revised design to be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure that the integrity of this protected structure is maintained and that all works are carried out in accordance with best conservation practice.

3. Details of all external shopfronts and signage, including materials and proposed letter signage, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. (a) A conservation expert shall be employed to manage, monitor and implement the works on the site and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and facades structure and/or fabric.

- (b) All repair works to the protected structure shall be carried out in accordance with best conservation practice as detailed in the application and the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011. The repair works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork (plain and decorative) and joinery and shall be designed to cause minimum interference to the building structure and/or fabric. Items that have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.

- (c) Existing original features to be retained, including interior and exterior fittings/features, joinery, windows, plasterwork, features including cornices and ceiling mouldings staircases including balusters, handrail and skirting boards, shall be protected during the course of refurbishment.

Reason: To ensure that the integrity of the retained structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

5. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

6. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. In this regard, the developer shall:

- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation relating to the proposed development, and
- (b) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works.

The assessment shall address the following issues:

- (i) the nature and location of archaeological material on the site, and
- (ii) the impact of the proposed development on such archaeological material.

A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements including, if necessary, archaeological excavation, prior to commencement of construction works.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site

7. 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.

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 and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

