



Planning and Development Acts 2000 to 2018

Amendment of Board Order

Planning Authority: Dublin City

Planning Register Reference Number: 2711/17

Development Concerned: Demolition of all building and structures on site (circa 4,065 square metres gross floor area (GFA) and the development of an eight storey (with partial seventh floor level setback for balconies) hotel of circa 10,688 square metres gross floor area (comprising 393 number bedrooms and related hotel facilities including reception area, lounge, kitchen, bin store, switch room and ESB substation) over basement plant level (157 square metres); an eight storey (with partial seventh floor level setback for balconies) aparthotel of circa 5,412 square metres gross floor area (comprising 136 number studios/suites and related aparthotel facilities including reception area, bin store, switch room and ESB substation) over basement plant level (63 square metres); an eight storey (with seventh floor level setback for balconies) aparthotel of circa 2,875 square metres gross floor area (comprising 66 number studios/suites and lobby area) over ground floor restaurant unit (482 square metres) and basement plant level (136 square metres); an eight storey apartment block of circa 2,068 square metres gross floor area comprising 21 number apartment units in a mix of 14 number one bed and 7 number two bed units (with associated enclosed bicycle parking, bin store at ground floor) and ground floor retail unit (110 square metres); plant room and screened plant at roof level. The development will also include: vehicular and pedestrian access via

Moss Street (onto Bracken's Lane) and Gloucester Street South and pedestrian access via Townsend Street; cycle parking, associated lighting; associated signage; associated site servicing (foul and surface water drainage and water supply); solar panels; the provision of SuDS measures (including attenuation tank below ground and sedum roofs). The scheme also includes: all hard and soft landscaping; boundary treatments; changes in level; and all other associated site excavation and site development works above and below ground on a site of circa 0.4 hectares at numbers 44-53 Townsend Street, 33-39 Moss Street, 31-33 Gloucester Street South and including Bracken's Lane, Dublin.

WHEREAS the Board made a decision to grant permission subject to conditions, in relation to the above-mentioned development by order dated the 23rd day of April, 2018:

AND WHEREAS it has come to the attention of the Board that the inclusion of condition number 19 is not necessary having regard to the agreement in place between the applicants and the planning authority with respect to the provision of 21 number units for social housing:

AND WHEREAS the Board considered that the amendment of the Board Order would not result in a material alteration of the terms of the development, the subject of the decision:

AND WHEREAS having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal:

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision by deleting condition number 19 in accordance with the provisions of the Planning and Development Act, 2000, as amended:

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

Dated this day of 2018