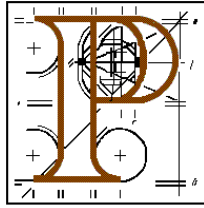


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: 3754/17

An Bord Pleanála Reference Number: ABP-300256-17

APPEAL by Morgan Leisure Investments Limited care of McGill Planning of 7 Fitzwilliam Street Upper, Dublin against the decision made on the 24th day of October, 2017 by Dublin City Council to refuse permission to the said Morgan Leisure Investments Limited.

PROPOSED DEVELOPMENT: Modification to permission granted under planning register reference numbers 2648/16 and 2534/17 to include the following:- internal modifications to the permitted penthouse room at fifth floor level to include the removal of a stairs leading to the permitted roof garden/terrace, alterations to the permitted roof to include the provision of a sixth floor level event space with toilets, stairs and lifts and an east facing external terrace and plant area. Total new floor area (circa 197 square metres), all associated site development works, services provision and landscaping; all at site of circa 0.157 hectares at The Morgan Hotel, numbers 7-12 Fleet Street and numbers 1-2 Aston Place, Dublin.

DECISION

REFUSE permission for the above proposed development based on 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

It is considered that the proposed development, by reason of the form, massing, materials and design in conjunction with the additional height, would be visually prominent in the skyline and have a negative impact on the architectural character and integrity of streetscape views along the Quays on the south side of the River Liffey. The proposed development would, therefore, have an adversely visual impact on the integrity and character of the River Liffey Conservation Area immediately to the north of the site location, would adversely affect this Conservation Area and would be contrary to the proper planning and development of the area.

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

Dated this day of 2018.