



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4239/17

APPEAL by Balrath Investments Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 16th day of January, 2018 by Dublin City Council to refuse permission.

Proposed Development: Amendments to approved hotel re-development (planning register reference number 3493/15 and amendment applications apply) for the provision of 12 number bedrooms at basement level to replace the permitted gym, meeting rooms and plant, along with associated alterations to the basement layout at The Grafton Capital Hotel, numbers 31, 32 and 33 Lower Stephen Street and numbers 1, 2 and 3 Digges Lane, 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

The proposed change of use of the basement of the hotel from permitted gym, meeting rooms and plant to 12 number windowless bedrooms would constitute an unacceptable form of development, which would not provide an acceptable level of quality and amenity for visitors to Dublin. It is considered that such a change of use, if permitted, would set an undesirable precedent for other hotels within Dublin City, would be inconsistent with policy CEE12 of the Dublin City Development Plan 2016 – 2022, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Philip Jones

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

Dated this day of 2018.