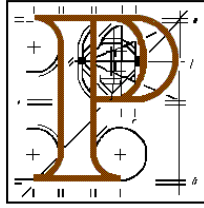


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: 2373/17

An Bord Pleanála Reference Number: ABP-301008-18

APPLICATION FOR LEAVE TO APPEAL against the decision of the planning authority by Carl Buckley care of MacCabe Durney Barnes of 20 Fitzwilliam Place, Dublin having an interest in land adjoining the land in respect of which Dublin City Council decided on the 16th day of January, 2018 to grant subject to conditions permission to Grand Parade Property Trading Company DAC care of John Spain Associates of 39 Fitzwilliam Place, Dublin.

PROPOSED DEVELOPMENT:

Refurbishment and alterations to the existing eight-storey Carroll's Building (a protected structure RPS Reference:3280), to include refurbishment of original features and removal of later building fabric, including a single storey rear extension. The proposed alterations include a change of use from office to café/restaurant at basement and ground floor level and a gallery/multi-purpose space at first floor level. External alterations to the protected structure include replacement glazing. The reinstatement of the original undercoft, alterations to the existing plant area at roof level and landscaping to the curtilage of the existing protected structure.

Demolition of three number existing warehouse/light industrial buildings to the south of the protected structure and other ancillary structures on the site.

Provision of a new part three, part four, part five and part six-storey, over two levels of basement, new office building to the south of and setback from the Carroll's Building. The proposed office building is connected to the Carroll's Building by a six-storey glazed atrium and an eight-storey link which provides

for new shared circulation/lobby and a services core. A roof terrace is provided at fourth and fifth floor level. The proposed office extension has a total gross floor area of 10,658 square metres including basement floorspace.

Vehicular access to the office building and basement car park will be from Grand Parade and a secondary controlled vehicular access will be provided from Dartmouth Road.

The development includes 30 number car parking spaces, 126 number bicycle spaces, changing facilities and plant areas, including electrical rooms, substation and switchrooms at basement level -1. A plant room is also provided at basement level -2. Nine number surface level car parking spaces are provided.

The total floorspace, including existing retained and proposed new floorspace, including basement area, to be provided on site is 15,647 square metres gross floor area.

The development includes all associated site development works, hard and soft landscaping and all other ancillary works at 2 Grand Parade, Dublin. The application site has an area of circa 0.576 hectares and contains the former Carroll's Building which is a protected structure (RPS Reference: 3280) and a number of outbuildings. The application site is located to the north of number 19A and numbers 19-25 Dartmouth Road, Dublin.

DECISION

REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, 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

Having regard to the submissions and documents received in connection with the application for leave to appeal and the condition(s) set out in the planning authority's decision, it is considered that -

- (i) while it has been shown that the development, in respect of which a decision to grant permission has been made, will differ materially from the development as set out in the application for permission by reason of condition number 1 imposed by the planning authority to which the grant is subject,
- (ii) it has not been shown that the imposition of this condition will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission or reduce the value of the land.

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

Dated this day of 2018.