



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3764/18

Application for Leave to Appeal against the decision of the planning authority by Viasat Ireland Limited care of Arthur Cox of 10 Earlsfort Terrace, Dublin, having an interest in land adjoining the land in respect of which Dublin City Council decided on the 20th day of November, 2018 to grant subject to conditions a permission to Strandmount Limited care of Thornton O'Connor of 1 Kilmacud Road Upper, Dundrum, Dublin.

Proposed Development: Construction of a 43 number bedroom, part two to part seven storey (over a part double basement), aparthotel (2,743 square metres); 10 number ancillary basement car parking spaces; vehicular access to the basement car park via the existing ramp to the west; pedestrian access via the existing laneway at the south-east of the site; a screened roof terrace (facing north, east and west) at fourth floor level; bicycle parking; hard and soft landscaping; loading bay; boundary treatments; plant; and all associated site development works above and below ground, all on a 0.1024 hectare site at Charlemont Place, Dublin, principally bounded by a commercial building (number 21 Charlemont Place) to the south, the Green Line Luas track to the west, the 'Peters Place' residential dwellings to the

north and the 'Hilton Mews', 'Harcourt Terrace/Harcourt Mews' residential dwellings and a commercial building (Charlemont House) to the east. The site incorporates a Protected Structure (a Spring Well).

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 conditions set out in the planning authority's decision, it is considered that it has not 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 conditions imposed by the planning authority to which the grant is subject.

Stephen Bohan

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

Dated this day of 2019.