



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4352/18.

Appeal by QMK Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 11th day of January, 2019 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Amendment of a previously permitted 132 number bedroom hotel, (planning register reference number 3303/18), consisting of the provision of an additional nine bedrooms at lower ground floor level in lieu of four previously permitted meeting rooms (increasing the total number of bedrooms from 132 number permitted to 141 number), amendments to the permitted internal layout and all ancillary development above and below ground. The proposed development will result in the provision of a 141 number bedroom hotel with a total gross floor area of 4,053 square metres, including a lower ground floor level of 517 square metres on a site of circa 603 square metres at numbers 17, 18 and 19 Moore Lane, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition 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 nature, scale and design of the proposed development, its city centre location, the planning history of the site, and to the pattern of development in the vicinity, it is considered that, subject to compliance with the condition set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not detract from the character or setting of protected structures, would not detract from the visual amenity of the O' Connell Street Architectural Conservation Area or from the Parnell Square Conservation Area, would not impinge on cultural heritage in the vicinity, would be acceptable in terms of the mixture of uses in this city centre area, would provide for an acceptable density of development, and would be in accordance with the policies and objectives of the Dublin City Development Plan 2016-2022. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development would not result in a poor standard of development, would not injure the amenities of the area, and would overall be in accordance with the proper planning and sustainable development of the area.

Condition

The development shall be carried out and completed in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.

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

Dated this day of 2019.