



---

**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3840/19.**

**Appeal** by Sea Strand Properties Limited care of MacCabe Durney Barnes of 20 Fitzwilliam Place, Dublin against the decision made on the 15<sup>th</sup> day of October, 2019 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** Amendments to parent permission, planning register reference number 3996/18. The amendments include: The provision of an additional floor resulting in an increase from the permitted four-storey front block on Amiens Street with 5<sup>th</sup> and 6<sup>th</sup> setback storeys to five-storey with 6<sup>th</sup> and 7<sup>th</sup> setback storeys. This results in an additional 17 bedrooms or 584 square metres to the permitted hotel development. Parapet height on Amiens Street will increase from 17.535 metres to 20.612 metres. Increased height of ground floor by 77millimetres resulting in a maximum overall height of 27.714 metres. All at 96-99, Amiens Street, 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 conditions 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 provisions of the Dublin City Development Plan 2016-2022 including the Z5 zoning objective for the site, the existing pattern of development in the area and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions as set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity. 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 issues raised regarding the perceived dominance of the proposed development in the streetscape could be dealt with by way of condition, and that the resulting simplification of the form of the proposed development onto Amiens Street, would contribute positively to the streetscape and would not fail to protect and enhance the protected structures in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The proposed development shall be amended as follows:

The proposed fifth floor level as set out in Drawing Number 988/09 dated the 12<sup>th</sup> day of April, 2019 shall be omitted. The proposed sixth floor level as set out in Drawing Number 988/10 dated the 12<sup>th</sup> day of April, 2019 shall become the fifth floor level, and sixth floor shall remain in accordance with the previously approved sixth floor level as set out in Drawing Number 982/13 dated the 12<sup>th</sup> day of August, 2018, resulting in an additional five bedrooms. The total number of bedrooms permitted within the proposed development shall be 177.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

3. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on the 27<sup>th</sup> day of February, 2019 under planning register reference number 3996/18, and any agreements entered into thereunder.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

5. The developer shall pay to the planning authority a financial contribution in respect of Luas Line C1 in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.

---

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

**Dated this            day of            2020.**