



An
Bord
Pleanála

Board Order
ABP-306573-20

Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 4376/19.

Appeal by Wave Point Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 10th day of January, 2020 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Amendments to previously approved grant of permission (planning register reference number 2701-16 and An Bord Pleanála appeal reference number PL 29S.247947 and planning register reference number 3157/18). The development consists of: (a) 18 square metres extension and internal re-planning at fifth floor level fronting Ship Street Great to provide one extra bedroom at this level, (b) 160 square metres extension at sixth floor level providing seven additional bedrooms at this level, (c) construction of new 415 square metres penthouse level at seventh floor level to provide for a total of 10 additional bedrooms at this level, (d) provision of terraces to four number bedrooms at seventh floor level fronting Ship Street Great, (e) relocation of plant screen enclosure from sixth to seventh floor level and provision of additional screen space at seventh floor level all to the rear of the site and (f) all associated changes to elevations and materials associated

with the works. The gross floor area of the development is 6,332 square metres, an increase of 593 square metres, 152 bedrooms are proposed, a net increase of 18 over previously approved and will be up to seven-storeys in height (maximum 24.57 metres to parapet from finished internal ground floor level). All at 21 Ship Street Great, 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 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

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. 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 permissions granted on the 24th day of July, 2017 under An Bord Pleanála appeal reference number PL 29S.247947, planning register reference number 2701/16, as amended by planning register reference numbers 3157/18 and 4326/19 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 permissions

Michelle Fagan

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

Dated this day of 2020.