



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3655/19

Appeal by Easyhotel Ireland Limited care of IMG Planning of 75 Fitzwilliam Lane, Dublin in relation to the application by Dublin City Council of the terms of the Development Contribution Scheme made for the area in respect of conditions numbers 2 and 3 of its decision made on the 16th day of January, 2020.

Proposed Development: Alterations to previously approved planning permission, planning authority reference 2692/16, An Bord Pleanála Reference PL 29N.247314. The alterations to include: a reduction in the floor to floor heights of the proposed development; the addition of a single floor of hotel bedroom accommodation providing for a three to seven storey hotel building (progressively set back at its fourth and seventh storeys) resulting in a net increase of building height from currently permitted 20.6 metres above existing ground level to a proposed main roof parapet height of 21.8 metres above existing ground level; provision of a screened rooftop plant enclosure and lift over-run; omission of the previously permitted basement level of 730 square metres gross floor area; alterations to internal layouts including

relocation of lifts and staircases resulting in an increase in bedroom room numbers from the currently permitted 96 number bedrooms to a proposed 160 number bedrooms; alterations to hotel public areas at ground level including omission of hotel restaurant and kitchen; repositioning of the hotel public entrance on the proposed west elevation to Benburb Street to allow for the inclusion of a separate café/restaurant unit of 292 square metres gross floor area at the corner of Benburb Street and Wood Lane; revisions to previously approved elevations; the omission of three number currently permitted car parking spaces; an increase from currently permitted 10 number bicycle parking spaces to a proposed 20 number bicycle parking spaces; revisions to hard and soft landscaping proposals to Benburb Street and Wood Lane; amended signage; revisions to location of ancillary plant, stormwater attenuation and ESB sub-station together with revisions to site development and site excavation works above and below ground. The alterations give a reduction in the previously permitted gross floor area of 3,904 square metres to a proposed gross floor area of 3,655 square metres, all at Numbers 28 - 31 Benburb Street and Numbers 6 - 9 Wood Lane, Dublin.

Decision

The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had been properly applied in respect of conditions numbers 2 and 3 and directs the said Council to ATTACH conditions numbers 2 and 3 and the reasons therefor.

Reasons and Considerations

1. In respect of condition number 3, having regard to the nature and scale of proposed development on site and the material changes in circumstances such as the adoption of the Supplementary Development Contribution Scheme in accordance with the provisions of section 49 of the Planning and Development Act, 2000, as amended, it is considered that the application of the Scheme to gross floor area of the entire proposed development is reasonable.
2. In respect of conditions numbers 2 and 3, having regard to the derelict nature of structures on site and the significant intensification of demand for existing services, it is considered that the provisions for a reduced rate in The Dublin City Development Contribution Scheme 2016 - 2020 do not apply in this instance.

