



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 4804/19

Appeal by Piaras Diolúin of 169 Harcourt Green, Charlemont Street, Dublin against the decision made on the 21st day of February, 2020 by Dublin City Council to grant subject to conditions a permission to Charlemont Leisure Investments Limited care of McGill Planning Limited of 45 Herbert Lane, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: The development will consist of modifications to permissions Dublin City Council Register References 3622/19, 2661/18 and 2209/16/An Bord Pleanála PL 29S.26976 to the existing Hotel as follows: Relocation of goods lift, introduction of goods lobby and replacement of permitted stairs with a ramp basement level; Reconfiguration of ground floor to include the reorganisation of WCs, furniture store and removal of roof light in lobby area on ground floor; Redesign of link to proposed new extension block to include redesign at ground floor level and the omission of the pedestrian link on the second, third, fourth and fifth floors and associated changes; Relocation of the lift core resulting in the overall reduction of one number hotel bedroom on the first floor and one number hotel bedroom on the

sixth floor and relocation of lift over-run at roof level. No changes are being proposed to the permitted heights of the hotel building. The modifications will result in a decrease in the total number of existing and permitted hotel bedrooms from 297 to 295 with associated minor alterations to the north, east, west and south elevations and at roof level. The remainder of development to be carried out in accordance with permission Dublin City Council register references 3622/19, 2661/18 and 2209/16/An Bord Pleanála PL 29S.246976, all on a site of 0.57 hectares at Hilton Dublin Hotel, Charlemont Place, Dublin. The site is bounded by the Luas Green Line to the north-east and east; "Harcourt Green" residential development to the north-west; "Charlemont Exchange" to the west; and Charlemont Place and the Grand Canal to the south.

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 nature and scale of the proposed development, which is modification to a development permitted under planning register reference numbers 3622/19, 2661/18 and 2209/16 (An Bord Pleanála reference PL 29S.246976), it is considered that, subject to the compliance with the conditions set out below, the proposed development would be in accordance with policies, as set out in the current Development Plan for the area, would not detract from the visual amenities of the area and would be acceptable in the context of the amenities of adjoining properties. 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 condition. Where such condition requires 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 interests of clarity.

2. The development shall be carried out and completed in accordance with the conditions set out under planning register reference numbers 3622/19, 2661/18 and 2209/16 (An Bord Pleanála reference number PL 29S.246976).

Reason: In the interests of clarity.

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

Dated this day of 2020.