



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 4198/19

APPEAL by Liffeyfield Limited care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 22nd day of May, 2020 by Dublin City Council to refuse permission to Liffeyfield Limited.

Proposed Development Development involving the demolition of an existing single storey building, (565 square metres) in use as a retail unit, to the front of the Bonnington (formerly Regency) Hotel and the construction of a five-, six- and seven-storey building as a separate room only hotel at the Bonnington Hotel site. The new building (with a total floor area of 8,768 square metres) will be used as a room-only hotel containing a reception area, coffee shop (350 square metres) and work space (78 square metres) for guests and an ESB substation at ground floor, a total of 234 guest bedrooms on the upper floors and a double basement with 142 car parking spaces and 76 bicycle spaces for use by the hotel. The proposed development will also contain services and all other ancillary works to service the hotel and will involve the reconfiguration of the existing car parking and landscaping to the existing hotel, all at The Bonnington Hotel site on Swords Road, Whitehall, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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

1. Having regard to the design and layout of the proposed access arrangements for the site and specifically the basement car park, it is considered that the proposed development would result in potential vehicular and pedestrian conflict at the entrance to the car park and would, therefore, endanger public safety by reason of a traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the information submitted with the application and the appeal, and in the absence of a comprehensive parking and access management strategy for the entirety of the hotel complex, the Board is not satisfied that the quantum of parking proposed would not generate excessive levels of overspill car parking onto adjoining residential streets which would create traffic hazard and obstruction of road users and would seriously injure the residential amenities of the area and of residential property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.