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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4262/19**

**Application for Leave to Appeal** against the decision of the planning authority by Ioannis Vasileios Theodoridis and Smaragda Voutsas of Apartment 2 Alley Haven, 75 Engine Alley, Dublin having an interest in land adjoining the land in respect of which Dublin City Council decided on the 30<sup>th</sup> day of July, 2020 to grant subject to conditions permission to Midsail Homes Limited care of Thornton O'Connor Town Planning of 1 Kilmacud Road Upper, Dundrum, Dublin.

**Proposed Development:** The development will principally consist of the demolition of all shed structures on site (647 square metres) and the construction of a part one number to part eight number storey over basement and part lower ground floor hotel, providing 261 number bedrooms (8,369 square metres). The development will also include: the provision of pedestrian access to the Hotel from Molyneux Yard, a landscaped garden (125.5 square metres) at basement level, a bar (156.6 square metres) at lower ground floor level, a café (100.4 square metres) at ground floor level with access onto Engine Alley, a dining room (140.6 square metres) with an external ground level terrace (36.7 square metres) fronting onto Molyneux Yard, a roof terrace at sixth floor level facing north and north-east, bicycle parking, hard and soft

landscaping, plant, Electricity Supply Board substation and all other associated site works above and below ground. All on a 0.128 hectare site on lands at Molyneux Yard and Engine Alley, Dublin (the site includes number 75 Molyneux Yard as detailed on Eircode Mapper).

## **Decision**

**REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on 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**

Having regard to the submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of conditions imposed by the planning authority to which the grant is subject.

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**Michelle Fagan**

**Member of An Bord Pleanála**

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

**Dated this            day of            2020.**