



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2935/20

Application for Leave to Appeal against the decision of the planning authority by John Haughton on behalf of Forest Friends Ireland of 40 Lower Drumcondra Road, Dublin having an interest in land adjoining the land in respect of which Dublin City Council decided on the 21st day of August, 2020 to grant subject to conditions a permission to Páirc an Chrocaigh Cuideachta Faoi Theorainn Ráthaíochta care of McCutcheon Halley of Kreston House, Arran Court, Arran Quay, Dublin.

Proposed Development: Construction of a hotel development on lands off Clonliffe Road (formerly part of the Holy Cross College lands) consisting of construction of an 8.55 metres to 24.05 metres (above ground level) part two to part seven storey 8,485 square metres hotel building comprising: (i) a lobby, bar/restaurant, kitchen and staff facilities at ground floor level; (ii) ancillary meeting room facilities including a breakout area and office, at first floor level and a gym; (iii) 200 bedrooms arranged over floors one to six, and (iv) plant room, lift overrun, green roof and 19 number photovoltaic panels enclosed by three metre screen at roof level. The hotel is served by 38 car parking spaces (including two number universally accessible spaces), two number motorcycle spaces and 28 number bicycle spaces accessed via a new vehicular and pedestrian entrance from within the Clonliffe College lands to the

northern boundary of the site which includes a turning circle for coaches. The development also includes demolition of the existing boundary wall, repositioning of the gate piers and widening of the entrance on Clonliffe Road to facilitate two-way traffic, the creation of two number pedestrian accesses off Clonliffe Road, and construction of a replacement plinth boundary wall with railings along Clonliffe Road, landscaping, boundary treatments, street lighting, SuDS drainage, piped and other services, and all ancillary site development works necessary to facilitate the development (including the alteration of site levels and the upgrade of the proposed entrance from Clonliffe Road to include a pedestrian crossing and traffic lights). The site of the proposed development encompasses an area of 0.51 hectares within the Holy Cross College landholding which includes a number of buildings on the Dublin City Council Record of Protected Structures, including the following: the main College Building (1863); Holy Cross Church; the South Link Building; the Ambulatory; the Assembly Hall and the Red House, reference 1901 and 1902 respectively, all at the Clonliffe College lands, Clonliffe Road, Drumcondra, Dublin.

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.

Paul Hyde

Member of An Bord Pleanála

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

Dated this day of 2020.