



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 3165/20

Appeal by Tanat Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 1st day of October, 2020 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Planning permission for amendments to previously permitted development, planning register reference number 3794/18/An Bord Pleanála appeal reference number ABP-302980-18.

The proposed amendments comprise of the following:

- Change of use at ground floor level from hotel/restaurant entrance foyer to restaurant/café/retail foyer (88 square metres);
- Change of use of the hotel to office at first, second, third and fourth floor level (3,112 square metres) and change of use of hotel/office to retail/café/restaurant at fifth floor level (circa 416 square metres) with associated outdoor terrace (205 square metres);

- New mezzanine level between ground and first floor (circa 181 square metres) for use as café/restaurant/retail;
- Internal reconfiguration of the permitted development to provide for a new core layout and internal office floorplate;
- Modifications to the façade detail as a result of the proposed introduction of the retail/café/restaurant area and internal core reconfiguration;
- Revised entrance to the ground floor retail/café/restaurant area;
- Modifications to the permitted colonnade along Tara Street;
- Modifications to basement layout to reduce the number of car parking spaces from 16 number to 12 number and provision of 144 number cycle parking spaces;
- The development also includes all associated and ancillary works including site development works, and revisions to hard and soft landscaping necessary to facilitate the proposed amendments.

The proposed amendments will result in an increase in gross floor area from 16,557 to 16,961 square metres (including basement) comprising of 14,185 square metres office use and 1,071 square metres of café/retail/restaurant use, all on a site of circa 0.2 hectares bound by Georges Quay to the north, Tara Street to the west, Poolbeg Street to the south and Tara Street Station to the east. The site includes lands of the former Tara House, 2-16 Tara Street, Dublin, and the existing Tara Street Station concourse accessed from Georges Quay. Kennedy's Public House (The Workshop) at number 10 Georges Quay is contiguous but does not form part of the site or the

application. Number 10 George's Quay (Licensed Premises) is a Protected Structure RPS 3175.

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

In coming to its decision, the Board had regard to the following:

- (a) the provisions of the Dublin City Council Development Plan 2016-2022,
- (b) the Georges Quay Local Area Plan 2012,
- (c) the planning history of the site.
- (d) the existing pattern of development at this location,

- (e) the design, scale and layout of the proposed development which are amendments to a permitted development under appeal reference number ABP-302980-18 (planning register reference number 3794/18), and
- (f) the submissions and observations on file.

The Board considered that, subject to the compliance with the conditions set out below, the proposed development would be in accordance with development plan policy, would not detract from the visual amenities of the area, would be acceptable in the context of the vitality of the area and would provide an appropriate mix of development. 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 all conditions set out under appeal reference number ABP-302980-18 (planning register reference number 3794/18), unless amended by 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 interest of clarity.

2. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.

Paul Hyde

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

Dated this day of 2021.