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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4017/20**

**Appeal** by Midsal Homes Limited care of Thornton O'Connor of 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 24<sup>th</sup> day of February, 2021 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** Modifications to the permitted one to eight number storey over basement and part-lower ground floor hotel (7,969 square metres) comprising 244 number bedrooms, as granted permission under Dublin City Council planning register reference number 4262/19. The amendments principally comprise additional site area to the north of the site (to the rear of number 83 Meath Street) and the re-alignment of the redline boundary to the rear of number 82 Meath Street, resulting in an overall increase in the site area by 120 square metres from 1,281 square metres to 1,401 square metres; the provision of an associated lateral extension and rationalisation of the existing floorspace to provide a 265 number bedroom hotel (8,155 square metres); the relocation of external plant from fourth to fifth floor level; and all associated site works above and below ground, all on a 0.1401 hectare site

on lands at Molyneux Yard and Engine Alley and the site to the rear of number 83 Meath Street, Dublin (the site includes number 75 Molyneux Yard as detailed on Eircode Mapper).

## **Decision**

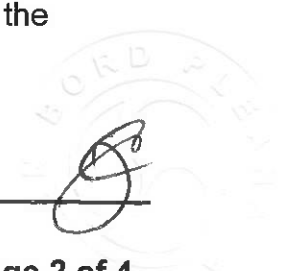
**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **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 permitted development on the site and in the area, to the provisions of the Dublin City Development Plan 2016-2022, and to the layout and design as submitted, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or general amenities of adjoining properties and would not seriously detract from the character or setting of Saint Catherine's Church and Grotto. 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 conditions. Where such conditions require 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 standard windows proposed on the northern elevation shall be replaced with the obviated windows.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** To protect against overlooking of adjoining properties.

3. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on the 19<sup>th</sup> day of October, 2020 under planning register reference number 4262/19, and any agreements entered into thereunder.

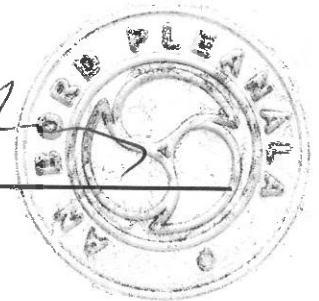
**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.



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**John Connolly**

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



Dated this 17<sup>th</sup> day of NOVEMBER 2021.