

An
Bord
Pleanála

Board Order
ABP-310694-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3424/20

Appeal by Development Ocht Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 3rd day of June, 2021 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Development at a circa 0.056 hectare site. The development comprises the refurbishment and extension of the existing buildings to provide a nine number storey development including hotel, restaurant and roof bar. The development will consist of: A. The removal of the roof of the two number storey (over basement) building fronting Meetinghouse Lane and the interconnected two number storey building to the rear (total floor area circa 647 square metres); B. The refurbishment of the buildings including the removal of internal floors (238 square metres) and walls to facilitate the core structure of the proposed development; C. The replacement of the roof at the interconnected two number storey building to the rear and provision of new window openings at mezzanine level; D. The extension of the building fronting Meetinghouse Lane to provide a nine number storey (including mezzanine) hotel development comprising 65 number bedrooms and licenced restaurant (circa 2,547 square metres total floor area). E. Partial demolition of the western elevation fronting

Meetinghouse Lane to provide new windows opening at and entrances and elevational treatment with canopy above hotel entrance and signage (2.2 square metres) with additional signage at entrance arch at Meetinghouse Lane (2.6 square metres); F. Publicly accessible enclosed glazed roof garden, licenced restaurant and bar (circa 271 square metres) at top floor level; G. Reception, storage, kitchen and refuse store and WC at ground floor level, with management office, staff changing facilities and multi-purpose meeting room at upper floors; H. Landscaped external courtyard (circa 123 square metres) including 12 number bicycle parking spaces. I. Provision of plant at basement, mezzanine and top floor levels and all associated site works, infrastructure and green roof. No works are proposed to the floorspace occupied by Evans Art Supplies at 5-6, Meetinghouse Lane, Mary's Abbey, Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 5 and the reason therefor.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, and the pattern of development in the area, including the recent grants of planning permission for developments of a similar size and scale to that proposed, together with the provisions of the Urban Development and Building Height Guidelines (2018) and specifically SPPR1 where it is the government policy to support increased building height and densities at locations with good public transport accessibility particularly in town/city cores, it is considered that the

removal of Condition 5(a) is appropriate. Furthermore, it is considered that the layout and fenestration arrangements as proposed would not result in a hotel development which would adversely affect the development potential of back lands to the south-east of the subject site. On this basis it is considered appropriate to remove condition 5(b).

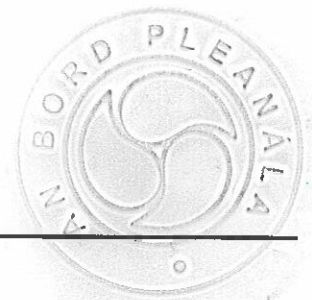
Matters Considered

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.



Terry Ó Niadh

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



Dated this 19th day of April, 2022