



Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3204/21

Appeal by Irish Life Assurance Plc care of Sheehan Planning of 44 Bainagowan, Palmerston Park, Dartry, Dublin and by Irish Life Assurance Plc, New Ireland Assurance Company and IBI Property Nominees Limited care of Sheehan Planning of 44 Bainagowan, Palmerston Park, Dartry, Dublin against the decision made on the 15th day of September, 2021 by Dublin City Council South to grant subject to conditions a permission to Earlsfort Centre Hotel Proprietors Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: The proposed development comprises upgrades works and extension of the existing hotel, including: (i) provision of new façade and elevational upgrade works to the existing hotel; (ii) minor extensions to the existing building footprint and internal modifications to hotel facilities including revisions to food and beverage provision, café with street hatch, new wellness centre, meeting/conference facilities, back of house and ancillary facilities; (iii) replacement of ballroom/event space and portion of the basement with new multi-use event space across two floors and seven number storeys of new hotel accommodation above (eight storeys total) above basement level; (iv) provision of additional floor (hotel accommodation) to existing hotel providing for a nine number storey building over basement

and lower ground floor; (v) the proposal includes a two level roof top bar terrace to Earlsfort Terrace; (vi) the development overall increases the Gross Floor Area from 14,405 square metres to 20,486 square metres and increase the number of hotel rooms from 192 to 280; (vii) access to the multi-use event space from Leeson Street Lower; (viii) reduction in car parking from 87 number to 60 number; (ix) a new pedestrian access point to Leeson Street Lower and (x) all associated works, site development, demolition and construction work and consequential revisions to the existing hotel internally and externally at the Conrad Hotel, Earlsfort Terrace, Dublin. A portion of the application site also fronts onto Leeson Street Lower. To the north of the site, is the Saint Stephen's Green House office complex. To the south of the site is the Earlsfort Centre office complex, and to the east of the site are the offices fronting onto Lesson Street Lower including Ormonde House, with the National Concert Hall opposite, to the west.

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.

Reasons and Considerations

Having regard to the city centre location of the site in close proximity to a wide range of public transport options and facilities, and to the provisions of the Dublin City Council Development Plan 2016-2022 including the objectives of the Strategic Development and Regeneration Area 18 – National Concert Hall Quarter, the Urban Development and Building Heights Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December, 2018 and the National Planning Framework, which seeks to direct new development in cities into built-up serviced areas, and having regard to the pattern and character of development in the area and the design and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable quantum and density of development in this accessible urban location, would facilitate the consolidation and compact growth of the city centre, would make a positive contribution to the visual amenity of the area and would not have any undue impact on the amenities of the property in the vicinity. 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. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

4. No signage, advertising structures/advertisements, security shutters, or other projecting elements, including flagpoles, shall be erected within the site unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

6. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July, 2006.

Reason: In the interest of sustainable waste management.

7. The developer shall comply with the roads requirements of the planning authority as follows:
- (a) Pedestrian priority crossing upgrades shall be implemented at the existing vehicular access/exit points on Earlsfort Terrace to facilitate a continuation of existing public footpath to the front of the site. Existing private street furniture namely existing flag poles and planters etc shall be removed from the public footpath. Details shall be submitted to, and agreed in writing with, the planning authority prior to commencement of the development.
 - (b) Details of the materials proposed in the public areas, the pedestrian crossing and public footpath, shall be required and shall be in accordance with the document 'Construction Standards for Roads and Street Works in Dublin City Council' and agreed in detail with the planning authority.
 - (c) The proposed canopy shall be reduced in size to ensure that the proposed structure does not over sail the existing public footpath.
 - (d) Cycle parking shall be secure, conveniently located, sheltered and well lit. Shower and changing facilities shall also be provided as part of the development. Key/fob access shall be required to bicycle compounds. Cycle parking design shall allow both wheel and frame to be locked.

- (e) A total of 45 number car parking spaces shall be permanently allocated to hotel use and shall be designated as such. The hotel car parking spaces shall not be sold, rented or otherwise sub-let or leased to other parties. A minimum of 10% of total hotel car parking spaces shall be fitted with electric vehicle charging facilities.

Reason: In the interests of pedestrian and vehicular safety.

8. Electric charging facilities shall be provided for cycle parking and proposals shall be submitted to, and agreed in writing with, the planning authority prior to the occupation of the development.

Reason: In the interest of orderly development and to provide for and future proof the development as would facilitate the use of electric cycles.

9. Water supply and drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

10. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

11. The developer shall pay to the planning authority a financial contribution in respect of Luas Cross City (Saint Stephen's Green to Broombridge line) in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

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

Dated this *27th* day of *June* 2022.

