

An
Bord
Pleanála

Board Order
ABP-313195-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 2395/21

Appeal by Abbey Lane Hotel Trading Limited care of OCFPM/RDF Architects of Unit 19, Charleville Town Centre, Charleville, County Cork against the decision made on the 8th day of March, 2022 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: An extension to The Abbey Hotel consisting of additional floors to existing hotel, to increase accommodation from 21 bedrooms to 45 bedrooms, comprising the following: (a) demolition of localised internal walls and floor structure at ground, first, second and third floor levels and demolition of pitched roof to rear at second floor level and to the flat roof at front at fourth floor level, (b) proposed infill floor extension at first floor level to rear, (c) proposed floor extensions at second, third and fourth floors to rear, (d) proposed new fifth and sixth floor extensions, (e) revisions and alterations to upper floor façade to Abbey Street elevation and proposed new shopfront/entrance and façade to North Lotts elevation with alterations to all elevations, with localised internal floor layout modifications at all levels, (f) provision of lightwells and rooflights at first floor and at sixth floor level and (g) proposed surface water attenuation at basement level and all associated site and development works, all at The Abbey Hotel, 52 Abbey Street Middle, Dublin.

Decision

Having regard to the nature of the condition(s) 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 AMEND condition number 5 so that it shall be as follows for the reason set out.


5. The proposed development shall be revised as follows:

At sixth floor level, the area comprising bedrooms 601, 602 and 603 that present onto Middle Abbey Street and the associated en-suites and ancillary corridors shall be omitted from the proposed development. The lift enclosure/shaft shall remain. Revised drawings reflecting the required alterations shall be submitted to, and agreed in writing with, the planning authority prior the commencement of development.

Reason: To ensure that the proposed development would not have an adverse impact on its receiving sensitive environment and would make a positive contribution to the historic context.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, the pattern of development and recent permissions in the area and to the nature and scale of the additional accommodation proposed, it is considered that, subject to compliance with the amended condition number 5, resulting in a greater set back onto Middle Abbey Street at the sixth floor level, the proposed development would not have an adverse impact on its sensitive environment and would make a positive contribution to the historic context within which it is proposed. The proposed development, including the amended condition number 5 would, therefore, be in accordance with the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this 31 day of August 2023.