



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3213/23

Appeal by Centauro Investments XI S.A.R.L care of BMA Planning of Taney Hall, Eglinton Terrace, Dundrum, Dublin against the decision made on the 28th day of June, 2023 by Dublin City Council to grant permission subject to conditions in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of internal reconfiguration at basement and ground floor level and internal alterations and external extensions at fourth floor level to the existing hotel to provide 16 number additional bedrooms (161 in total), as follows: (1) Basement Level: four number en-suite bedrooms at basement level in lieu of gym area and storage and provision of new smaller gym and storage rooms; (2) Ground Level: eight number en-suite bedrooms at ground floor in lieu of existing three number adjacent meeting rooms and extending into the existing external courtyard and involving the creation a larger external courtyard to suit the new bedroom layout; (3) Fourth Floor: four number en-suite bedrooms provided on existing external terraces either side of the existing lift core on Strand Street Great elevation accessed from existing fourth floor bedroom corridor and resulting in new build extensions at this level of 134 square metres. Proposals at this level also include a new service door to the retained terrace area and a

new escape stairs to the roof level and (4) Roof Level: new plant enclosure to facilitate generator relocated from fourth floor terrace. The proposed development increases the overall hotel from 9,580 square metres to 9,670 square metres (an overall net increase of 90 square metres gross floor area) and the total number of hotel bedrooms will increase from 145 number to 161 number, all at The Morrison Hotel, 14-19 Ormond Quay Lower, Dublin. 14 and 15 Ormond Quay Lower are Protected Structures (RPS reference numbers: 6062 and 6063).

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 AMEND condition number 4 so that it shall be as follows for the reason set out.

4. The basement bedrooms shall be omitted from the development. Prior to commencement, the developer shall submit revised plans for the written agreement of the planning authority clearly illustrating the omission of all bedrooms at basement floor level.

Reason: The development is located inside the 0.1% predicted tidal flood zone whereby the bedroom accommodation is located below the recommended Finish Floor Level and therefore at risk of flooding during a severe tidal event.



Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028 related to flood risk management, the information in the submitted Site Specific Flood Risk Assessment, the location of the proposed bedrooms below the public road at basement level and the potential for risk to residents from a tidal flood event, it is considered that the omission of proposed bedrooms at basement level is appropriate and would be in accordance with the proper planning and sustainable development of the area.



Stewart Logan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 1st day of March 2024.