



An  
Bord  
Pleanála

Board Order  
ABP-319472-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3100/24**

**Appeal** by John Donovan and Anne Lynott Donovan care of Armstrong Planning Limited of 12 Clarinda Park North, Dún Laoghaire, County Dublin and by Others against the decision made on the 21<sup>st</sup> day of May, 2024 by Dublin City Council to grant subject to conditions a permission to Dublin Saint Patrick's Properties B.V. care of Avison Young of 86 Merrion Square South, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Planning permission for the following amendments to the development permitted by Dublin City Council planning register reference number 2915/20 and An Bord Pleanála reference ABP-309466-21 for a new hotel at this 0.1918 hectare site at 36 Bride Street, Dublin and Molyneux House, 67 to -69 Bride Street, Dublin.

- (1) overall floor area increase of 102.02 square metres,
- (2) updated depiction of retained Stephenson facade on drawings to accurately show what is retained on site following completion of updated survey from ground to fifth floor level,
- (3) change to shape of rear elevation from ground to eighth floor level causing a floor area reduction of 3.87 square metres at ground floor level, floor area

increase of 0.59 square metres at first to fifth floor level (inclusive), no floor area change at sixth to eighth floor level,

(4) basement level plant area - reduction of 28.27 square metres,

(5) at ground floor level - landscaping changes within northern external terrace comprising amendments to planters and trees, rearrangement of bike spaces and paving material change, previous void area changed to plant area of 43.10 square metres, installation of external lighting, changes to entrance/exit doors on all elevations comprising the removal of one main door entrance door, removal of a door from lobby to outdoor seating area, three meeting room doors change from double to single doors and position change for door exiting onto Peter Street, new sign over main entrance box (Bride Street elevation 1-1), replacement of permitted external gates with a double vehicle gate containing single pedestrian gate within it (Bride Street elevation 1-1),

(6) at first floor level - increase in plant area of 15.94 square metres and removal of skylight,

(7) at second floor level - steps added to retained Stephenson Room,

(8) at third floor level - amendments to glazed roof comprising pitch angle changed and panels above link bridge changed to opaque,

(9) at fourth floor level - stepping out of building line causing floor area increase of 3.8 square metres to this floor,

(10) at fifth floor level - stepping out of building line (no change in floor area) and additional plant equipment on roof,

(11) at sixth floor level - additional plant equipment on roof and change in position of external door,

(12) at eighth floor level - increase in the size of plant area by 4.08 square metres,

(13) John Field Road elevation 2-2 - changes to fritting on glazed curtain walling comprising the removal of fritting to the upper section panel and material change from brick to grey Sto render at seventh and eighth floor,

(14) Peter Street elevation 3-3 - window fritting changes comprising vertical frosted sections added to panes, directional change to brickwork from vertical to horizontal, at third floor to fifth floor level - change of poem wording and

change in material from brick to bronze lettering,

(15) Rear elevation 5-5 - partial material change from red brick to grey Sto render at ground to eighth floor level, level change for plant screen and parapet from +20.04 to 20.24,

(16) northern block elevation 6-6 - changes to fritting on curtain walling comprising removal of fritting from upper section of panel and inclusion of artwork on the rear of the retained Stephenson facade,

(17) Southern block elevation 7-7 - partial material change from brickwork to grey Sto render first to eighth floor, changes to fritting on glazed curtain walling comprising removal of fritting from upper section of panel and addition of vertical frosted sections to panels and directional change of brickwork from vertical to horizontal,

(18) rear of retained Stephenson facade - additional of artwork from ground to third floor level.

## **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 provisions of the Dublin City Development Plan 2022 – 2028, the Z5 – City Centre zoning of the site, the planning history of the site, and the relatively small scale and nature of the proposed amendments to the permitted hotel, it is considered that, subject to compliance with the conditions set out below, the proposed development would not negatively impact on the visual amenities of the area or lead to visual clutter, would not negatively impact on the residential amenities of the area through noise generation, odour emissions, or overshadowing impacts, and would not adversely impact the permitted hotel bedrooms. 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 proposed development shall comply with the conditions of An Bord Pleanála reference number ABP-309466-21, except as otherwise may be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

3. The proposed development shall be amended as follows:
  - (a) The render to the northern elevation of the southern block, as illustrated on elevations 2-2 and 7-7, shall be limited to the first and second floor levels inclusive, with brick finish to be provided to the third to eighth floor levels inclusive.
  - (b) The render to the rear (east) elevation, as illustrated on elevation 5-5, shall be limited to the ground, first and second floor levels inclusive, with brick finish to be provided to the third to eighth floor levels inclusive.

**Reason:** In the interest of visual amenity.

4. The following requirements shall be complied with:
  - (a) Air Pollution Control Measures:
    - (i) Prior to commencement of the permitted use, a scheme shall be submitted to, and agreed in writing with the planning authority for the effective control of fumes and odours from the premises. The scheme shall be implemented before the use commences and thereafter permanently maintained.

- (ii) No emissions, including odours, from the activities carried on at the site shall result in an impairment of, or an interference with, amenities or the environment beyond the site boundary or any other legitimate uses of the environment beyond the site boundary.

(b) Noise Pollution Control Measures:

- (i) Before the use hereby permitted commences, a scheme shall be submitted to, and agreed in writing with the planning authority of details relating to the likely sound power levels of all externally located plant and equipment associated with this development.
- (ii) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch, or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place. In particular, the rated noise levels from the proposed development shall not constitute reasonable grounds for complaint as provided for in B.S. 4142, method for rating industrial noise affecting mixed residential and industrial areas.

- (c) All plant including extract ventilation systems and refrigerator condenser units shall be sited in a manner so as not to cause nuisance at sensitive locations due to odour or noise. All mechanical plant and ventilation inlets and outlets shall be sound insulated and/or fitted with sound attenuators to ensure that noise levels do not pose a nuisance at noise sensitive locations.

**Reason:** In the interest of residential amenity.

5. 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 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.

6. The developer shall pay to the planning authority a financial contribution in respect of the Luas Cross City Scheme (St. 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 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.

  
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Liam McGree

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

Dated this 06 day of APRIL 2025.