



An
Bord
Pleanála

Board Order
ABP-320242-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3644/24

Appeal by Tagmoor Limited care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 28th day of June, 2024 by Dublin City Council in relation to the application by the said Tagmoor Limited for permission for development comprising replacement of non-original uPVC windows throughout with timber sliding sash windows with slimline double glazing, change of use of five floors (hall-4th) from office to hotel with nine number bedrooms. Basement floor will remain as printshop, all at 6 Mount Street Lower, Dublin in accordance with plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for replacement of non-original uPVC windows throughout with timber sliding sash windows with slimline double glazing and to refuse permission for change of use of five floors (hall-4th) from office to hotel with nine number bedrooms. Basement floor will remain as printshop).

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.

An amendment to this
Board Order has been made

Dated **ABP-320242-24**
05/02/2025

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Signed: **Secretary** *Eileen W. O'Mahony*

Reasons and Considerations

Having regard to the location and character of the site and surrounding area in a serviced urban area together with the provisions of the Dublin City Development Plan 2022-2028 including Policies SC3 (mixed-use development), CEE8 (city centre development), CEE26 (tourism in Dublin) and CEE28 (visitor accommodation), Sections 6.5.6 (Key Economic Sectors) and 15.14.1 (Hotels and Aparthotels), as well as the 'Z8' zoning objective for the area, as well as the maintenance of an appropriate mix of land uses on Mount Street Lower with no net loss of residential uses, and the relationship of the proposed development to the existing adjacent hotel, it is considered that, subject to compliance with the conditions set out below, the nature and scale of the proposed development is acceptable, would be in accordance with local design guidance and would not seriously injure the visual amenity of the area. 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.

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2. The building, with the exception of the basement, shall be used as a hotel to provide nine number bedrooms operated in conjunction with the adjacent hotel.

Reason: In the interest of clarity.

3. The construction of the proposed 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 all intended construction practice for the proposed development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

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

4. 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

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the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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



MaryRose McGovern

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

An amendment to this
Board Order has been made

Dated this 19 day of December 2024.

Dated 05/02/2025

Signed: Secretary Ellen Wynn