



An
Bord
Pleanála

Board Order
ABP-321496-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4178/24

Appeal by Peter O'Kelly of 12 Seven Oaks, Dublin against the decision made on the 21st day of November, 2024 by Dublin City Council to grant, subject to conditions, a permission to Liffeyfield Limited care of Manahan Planners of 38 Dawson Street, Dublin for the proposed development.

Proposed Development: Change of use of a single storey building constructed to the rear of the hotel. The building was originally approved as a Conference Centre, associated with the hotel. A series of temporary permissions were granted to allow music and dancing in association with the use of this building and those permissions have now expired. Permission is now sought to use this area as a standard hotel function room for conferences, functions and other similar uses associated with a hotel at Bonnington Hotel, Swords Road, Whitehall, Dublin.

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 planning history of the overall hotel development, the established use of the site and the pattern of development in the area, it is considered that, subject to the compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board concluded that the noise mitigation measures, as proposed, would mitigate potential negative impacts on the residential amenities of adjacent residential properties and that car and coach parking within the subject site could be managed by means of a mobility management plan for this accessible urban location.

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Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 1st day of November 2024, 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. All music and dancing at the venue shall cease at or before 0100 hours and the conference centre/function room shall not be used as a public dance hall, nightclub, public bar or venue for concerts for which a public dance hall licence is required. The number of permitted music/dancing events held in the conference centre shall not exceed one per week.

Reason: In the interest of clarity and the protection of the residential amenities of property in the vicinity.

3. The external terrace areas adjoining the conference centre/function room shall not be accessible by members of the public during functions and events.

Reason: In the interest of residential amenity.

4. Access and egress from the conference centre/function room shall be via the main hotel entrance only. The entrance adjoining the conference centre/function room shall be used for emergency access/egress only.

Reason: In the interest of residential amenity.

5. The following noise management requirements shall be complied with in full:
 - (a) The LAeq level measured over five minutes, when measured at the nearest noise sensitive dwelling when entertainment is taking place, shall show no increase when compared with the representative LAeq (five minutes) level measured from the same position, under the same conditions and during a comparable period with no entertainment taking place.
 - (b) The Leq level measured over five minutes, in the 63 Hz and 125 Hz octave bands measured at the nearest noise sensitive dwelling with entertainment taking place, shall show no increase when compared with the representative Leq measured over five minutes in the 63 Hz and 125 Hz octave bands measured from the same position, under the same conditions and during a comparable period with no entertainment taking place.
 - (c) Acoustic curtains shall be installed in the function rooms and windows remain closed at all times of functional use, assisting in reducing amplified sound escaping from the function room areas.

- (d) Speakers shall be mounted and cited in a manner which isolates them from the structure of the building which aids to reduce and mitigate sound transfer through the structure of the building.

Reason: To protect the residential amenity.

6. Prior to the commencement of the proposed change of use, a Mobility Management Plan (MMP), for all of the uses on the subject site, shall be submitted to and agreed in writing with the planning authority. This plan shall provide for incentives to encourage the use of public transport and other sustainable modes of transport, as well as the provision of overflow car parking, with appropriate transfers to the subject premises, as and when required.

Reason: In the interest of effective traffic and parking management and to encouraging the use of sustainable modes of transport.

7. Prior to the commencement of the proposed change of use, revised plans and particulars shall be submitted to, and agreed in writing with, the planning authority which shall:
- (a) Demonstrate auto-tracking of two-way movement cars, coaches and rigid vehicles along the access road between the junction with Seven Oaks residential estate and the gated entrance to Gracepark Manor.
- (b) Detail the removal of parallel parking spaces along the access road, as required, to ensure two-way access and sufficient space for setdown is achieved having regard to the standards set out under the Design Manual for Urban Roads and Streets, 2019.

Reason: In the interest of pedestrian and traffic safety

8. Notwithstanding the provisions of the Planning and Development Regulations 2001 (as amended), no advertisement signs (including any signs installed to be visible through the windows); advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on the building or within the curtilage, or attached to the glazing without a prior grant of planning permission.

Reason: In the interest of visual amenity.



Liam McGree

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

Dated this 1st day of MAY 2025.