



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

Weekly Planning List

05/19

(28/01/2019-01/02/2019)

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

WEEKLY PLANNING LISTS

Article 27(2), Planning & Development Regulations 2001 (as amended)

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

Article 31(g), Planning & Development Regulations 2001 (as amended)

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.

Area	Contact Number	Meeting Location
Central Area	2222932	Civic Offices, Wood Quay, Dublin 8.
South Central Area	2225200	
South East Area	2225127	
North West Area	2225727	
North Central Area	222 8870	

Area 3 COMMERCIAL

Area	Area 3 - Central
Application Number	2134/19
Application Type	Permission
Applicant	Fiona Moloney & Liam Darling
Location	52, Aughrim Street, Stoneybatter, Dublin 7
Registration Date	28/01/2019

Additional Information

Proposal: Planning permission for development at 13 Lucky Lane, to rear of 52 Aughrim Street, Stoneybatter, Dublin 7. The proposed development consists of the demolition of an existing shed and rear boundary wall at Lucky Lane and the construction of one new 109 sq.m two-storey mews house comprising two bedrooms and one study/bedroom on the ground floor and a kitchen living dining space on the first floor at 13 Lucky Lane, to rear of 52 Aughrim Street, with one off-street parking space with access via Lucky Lane, one courtyard garden, two external first floor terraces and sundry other minor works.

Area	Area 3 - Central
Application Number	2150/19
Application Type	Permission on Foot of Outline Permission
Applicant	Heights Hospitality Operations Ltd.
Location	Nos. 1-2 Upper O'Connell Street & No. 29 North Earl Street, Dublin 1
Registration Date	01/02/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Planning Permission on a site of c.0.03ha located at Nos. 1-2 Upper O'Connell Street and No. 29 North Earl Street, Dublin 1. The upper floor facades of Nos. 1-2 Upper O'Connell Street are a Protected Structure (RPS Ref. 6016). The development will consist of a change of use from office use to hotel use at basement, part ground, first, second, third, fourth and fifth floor levels comprising a total area of c.1,176 sq.m. No alterations are proposed to the existing cafe unit at ground floor level. The proposed development includes the reconfiguration of the internal floorplan layouts to facilitate 41 no. en-suite bedrooms at first to fifth floor levels including a dining/reception area at first floor level. The proposed development also includes a concierge space at ground floor level. The proposed development will include: replacement of the non-original windows at first to fifth floor levels of the building facades facing Upper O'Connell Street and North Earl Street; minor repair works to the building facades at Upper O'Connell Street and North Earl Street; decal signage above the existing door at ground floor level on Upper O'Connell Street; 4 no. external balconies to the rear (north) of the building at second to fifth floor levels; the removal of the external fire escape stair to the rear (north) elevation and the replacement of the external maintenance stair between fifth floor and roof levels; minor modifications to the window/door arrangements to the rear (northern and eastern) building facades; inclusion of water tanks at basement and roof levels; piped infrastructure and services and all associated site development works above and below ground.

Area	Area 3 - Central
Application Number	2152/19
Application Type	Permission
Applicant	F & D Madden Properties Ltd.

Location Unit on Junction of Sheriff Street and East Road,
Dublin 1

Registration Date 30/01/2019

Additional Information

Proposal: Planning permission is sought at unit on Junction of Sheriff Street Upper and East Road, Dublin 1 for change of use from previously approved retail shop and ancillary uses (reg. ref. 0283/03 & 2633/08) to office use with ancillary staff facilities. new shopfront to Sheriff Street & East Road with associated signage and all associated site works to facilitate the development.

Area Area 3 - Central

Application Number 2163/19

Application Type Permission

Applicant Hugh Hughes

Location 8, Belvedere Place, Dublin 1

Registration Date 31/01/2019

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at this site: No. 8 Belvedere Place D01 EV27, a Protected Structure, for: The change of use of the entire premises to educational.

Area Area 3 - Central

Application Number 2166/19

Application Type Permission

Applicant William and Michael Donnelly

Location 98, Saint Ignatius Road, Dublin 7

Registration Date 31/01/2019

Additional Information

Proposal: Planning permission is sought for the demolition of the existing semi-detached two storey mixed use commercial/dwelling building and replacement with a 4 storey building consisting of mixed use scheme comprising 51m² of commercial/retail unit at ground floor accessed from the front of St. Ignatius Road, 73m² two bed unit on the 2nd storey and 105m² three bed unit above accessed from the side lane, with roof terrace facing front, side and rear at 4th storey, and balconies facing side and rear at 2nd and 3rd storeys, with secure bicycle parking (4 No.) and bin store area at ground level.

Area Area 3 - Central

Application Number 2172/19

Application Type Permission

Applicant Ben Dunne Fitness Ireland Ltd.

Location Part Ground Level and Basement Level, Cineworld,
Parnell Centre, Parnell Street, Dublin 1

Registration Date 01/02/2019

Additional Information

Proposal: Planning permission for (a) change of use from retail to commercial gymnasium (b) new external entrance doors and (c) Additional signage together with all associated site and development works.

Area Area 3 - Central
Application Number 2176/19
Application Type Permission
Applicant Linders of Smithfield Ltd.
Location former 'Irish Distillers Building', Smithfield, Dublin 7
Registration Date 01/02/2019

Additional Information

Proposal: Planning permission for development at the former 'Irish Distillers Building', Smithfield, Dublin 7 (the site is bounded by Phoenix Street to the south; Smithfield Square to the west; New Church Street to the north and Bow Street to the east). The proposed development consists of amendments to a previously permitted development under DCC Planning Ref. 2024/16 (An Bord Pleanala Ref. PL29N.246933) to include the provision of rooftop plant and omission of Condition 4 of planning permission DCC Reg. Ref. 2024/16 (An Bord Pleanala Ref. PL29N.246933). The proposed rooftop plant will be enclosed by an aluminium louvre screen. The top level of the screen sits at +36.310m, approximately 2.55m above corresponding parapet level (+33.670m). A Photovoltaic (PV) solar panel area will be provided at roof level, immediately to the south of the enclosed plant area. Other internal and associated external alterations include the infill of the permitted setback at the north-western corner (junction of New Church Street and Smithfield Square) of the permitted building at ground and first floor level, to provide an additional 31.8 sq.m (GFA) of retail/restaurant floorspace at ground floor level (to permitted Retail Unit No. 1) and the provision of an additional 13.5 sq.m (GFA) of office floorspace at first floor level and thereby increasing the previously approved office floorspace from 18,236 sq.m (GFA) to 18,249.5 sq.m (GFA).

Area Area 3 - Central
Application Number 3893/18
Application Type Permission
Applicant Catholic Housing Aid Society
Location James McSweeney House, Berkeley Street, Dublin 7
Registration Date 31/01/2019
Additional Information A.I Article 35 Received

Proposal: The development will consist of the demolition of existing building James McSweeney House which contains 21 one bedroom apartments: the construction of a four storey building consisting of three stories plus one upper storey level setback from the street edge, accommodating 35 one bedroom apartments: a ground floor community room, ESB sub-station, 2 offices, WC, plant rooms, external bin stores and new sit boundary gates, railings and plinth to Berkeley Street Berkeley Place: and landscaping and associated siteworks. We note this development is adjacent to protected structures RPS ref 745 & 746.

Area Area 3 - Central
Application Number 3996/18
Application Type Permission
Applicant Sea Strand Properties Ltd
Location 96-99, Amiens Street, Dublin 1
Registration Date 31/01/2019
Additional Information Additional Information Received

Proposal: Permission for development at this site, c 0.165ha at 96-99 Amiens Street, Dublin 1. The development consists of: The demolition of all structures on site (total floor area of 478.4 sqm); The construction of a part four, six and seven storey building over basement/lower ground floor (comprising

172 bedrooms; related hotel facilities including reception area, lounge, kitchen, storage) with a total gross floor area of 6,806sqm; Provision of vehicular access off Amiens Street to car park and servicing at basement/lower ground floor level to provide 20 parking spaces and 24 cycling spaces; One ESB substation at basement/lower ground floor level; PV panels at roof level; and all ancillary site landscaping, boundary and site development works.

Area Area 3 - Central
Application Number 4032/18
Application Type Permission
Applicant Visioncare Opticians Limited
Location Unit 9, GPO Arcade, Henry Street, Dublin 1
Registration Date 30/01/2019
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE; Replacement of existing shop signage to the front and side elevations. The front elevation within the GPO Arcade, which is a protected structure located in a conservation area, will provide a new internally illuminated logo pod, internally illuminated LED descriptor lettering and internally illuminated projecting sign. The side elevation on North Prince's Street will provide new conservation style signage, to include a new aluminium fascia, and externally illuminated logo pod.

Area Area 3 - Central
Application Number 4175/18
Application Type Permission
Applicant Xi Lu
Location 132, Capel Street, Dublin 1, D01 WE02
Registration Date 01/02/2019
Additional Information Additional Information Received
Proposal: The development will consist of change of use of existing ground floor commercial unit from retail to ice cream shop / cafe including minor internal alterations, replacement of existing shopfront with new painted timber shopfront, fascia mounted shopfront signage, and integrated internal security shutters. The cafe / ice cream shop will serve hot and cold food for consumption on and off the premises.

Area Area 3 - Central
Application Number 4179/18
Application Type Retention Permission
Applicant Double S Housing Ltd
Location Montpelier Square, Montpelier Hill, Dublin 7
Registration Date 30/01/2019
Additional Information Additional Information Received
Proposal: RETENTION: The development will consist of retention of open area to rear of building, plant areas on roof and apartment entrance door to street elevation.

Area Area 3 - Central
Application Number DSDZ2146/19
Application Type Retention Permission

Applicant Europcar Mobility Group
Location GoCar/Europcar Depot, Park Lane, Spencer Dock, Dublin 1
Registration Date 30/01/2019

Additional Information

Proposal: RETENTION: Retention permission for development at this site at Europcar/GoCar Depot, Park Lane, Spencer Dock, Dublin 1. The development will consist of: The retention for a temporary period of the existing change of use of vacant land to Europcar/GoCar vehicle rental depot and works consisting of: 1) Pre-fabricated car rental sales office building; pre-fabricated security cabin, pre-fabricated car maintenance garage, car wash machine; 2) External surface car parking/car pick-up and drop-off area; 3) Boundary palisade fencing & entrance/egress gateway to Park Lane; and 4) All ancillary site works and services. This application relates to a development within the North Lotts and Grand Canal Dock Strategic Development Zone Planning Scheme area.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 2161/19
Application Type Permission
Applicant Zheng Hui & Lili Wang
Location 23, Buckingham Street Upper, Dublin 1
Registration Date 31/01/2019

Additional Information

Proposal: RETENTION: Permission sought for a two-storey extension to the rear of existing two storey over basement dwelling, with two rooflights and retention permission sought for shower room to basement at front, at 23 Buckingham Street Upper, Dublin 1.

Area Area 3 - Central
Application Number 3499/13/X1
Application Type Extension of Duration of Permission
Applicant Maeve Brennan
Location 1, Mountjoy Parade, Dublin 1
Registration Date 29/01/2019

Additional Information

Proposal: EXT. OF DUR.: The development will consist of demolition of single storey rear extension and replace with double storey rear extension, widening of stairs and, replacing of tiles on roof and replacing existing front windows with double glazed units.

Area Area 3 - Central
Application Number WEB1027/19
Application Type Permission
Applicant Helen & Darren O'Kelly
Location 34, Tolka Road, Ballybough, Dublin 3, D03 HX72
Registration Date 28/01/2019

Additional Information

Proposal: The construction of a 2 storey extension to the side and rear and internal modifications of existing dwelling included associated site works to the property.

Area Area 3 - Central
Application Number WEB1044/19
Application Type Retention Permission
Applicant Aisling Byrnes
Location 9, Leinster Street East, North Strand, Dublin 3
Registration Date 01/02/2019

Additional Information

Proposal: RETENTION: The removal of 1 large window unit and installation of 2 smaller windows, all at ground floor to front.

Area 3 Decisions

Area Area 3 - Central
Application Number 0027/19
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 31/01/2019
Applicant IDV Boyne Future Ltd.
Location 1, 1A and 2 Usher Street, and 29/30 Usher's Quay, Dublin 8

Additional Information

Proposal: SHEC: Demolition of existing structures and proposed 6-8 storey residential over ground commercial development in one block accommodating 28 no. apartments.

Area Area 3 - Central
Application Number 0493/18
Application Type Section 5
Decision Grant Exemption Certificate
Decision Date 01/02/2019
Applicant Grangegorman Development Agency
Location Lower House, Grangegorman, Dublin 7
Additional Information Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: A) Non-Invasive Surveys; B) Specialist Load Testing; C) Trial Holes / Probe Tests; D) Opening Up of Wall Care; E) Services Investigations / Opening Up External to the Building.

Area Area 3 - Central
Application Number 3572/18
Application Type Permission
Decision REQUEST AI EXT OF TIME
Decision Date 01/02/2019

Applicant Cathedral Leisure Limited
Location Site at 133 & 133A Capel St. 136A & 136B Capel St.7 & 7A Meetinghouse Lane & 23 Little Mary St. Dublin 1
(Part known as Former Bolands Bakery, 133B Capel St.)

Additional Information

Proposal: PROTECTED STRUCTURE; The development of a hotel at a 0.212 Ha site at Nos.133 and 133A Capel Street, Nos. 136A and 136B Capel Street, Nos. 7 and 7A Meetinghouse Lane and No. 23 Little May Street, Dublin 1 (all protected Structures with the exception of Nos. 7A Meetinghouse Lane , RPS Nos. 1213,5064, 8772). Part of the site is also known as the Former Boland's Bakery (including structures to the rear opening onto Meetinghouse Lane) referred to as No. 133B Capel Street in the Record of Protected Structures (also RPS No.1213)-

The development will consist of: the removal of part of existing floor space (2,614 sq.m) which principally includes the removal of non-original fabric to Protected Structures of no architectural significance (including fabric such as flat roofed extensions, stud partitions, block work services enclosures, infill floor and ceiling sections, stair enclosures, atrium and lift shaft, block fabric to original openings) in addition to the limited removal of original fabric to facilitate permeability and connectivity (including the provision of openings in existing masonry; change of use of building fabric to be retained (1,703 sq.m) from current commercial use (offices, storage and workshop), ancillary car parking and residential use to use as a hotel; and the provision of an additional 4,154 sq.m to facilitate a development with a gross floor area of 5,857 sq.m (a total 1,540 sq.m larger than existing premises which has a gross floor area of 4,317 sq.m)

The proposed development will range in height from part one to part eight storeys and the hotel will comprise 98 no. bedrooms in addition to ancillary facilities including bar, restaurant and function areas. The development includes modifications to non-original shop fronts and conservation works to existing structures including roof repair to early buildings, masonry repointing , removal of cementations render and replacement with lime-based render, masonry consolidation, repair/replacement of rainwater goods, repair / replacement of non-original window joinery, creation of new openings through existing masonry, structural and services intervention, architectural modifications and general internal and external works for the repair, maintenance and upgrading of the building . The development includes cycle parking spaces; hard and soft landscaping including courtyards and inaccessible upper level outdoor planted spaces; the provision of an enclosed upper level terrace with retractable roof lights; signage; lighting; plant; service and refuse areas; and all associated works above and below ground.

The proposed development can be accessed via No. 133 Capel Street, No. 7 Meetinghouse Lane and No. 23 Little Mary Street.

Area Area 3 - Central
Application Number 4475/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 30/01/2019
Applicant Clare Butler & Colin Tracey
Location 24, Annesley Place, North Strand, Dublin 3

Additional Information

Proposal: Planning Permission is sought for extension and alterations to the existing dwelling house. The

proposed works will incorporate: (A) Demolition of existing single-storey extension to rear; (B) Construction of a new two-storey flat roof extension to rear of the existing house (33.5 sqm); (C) Alterations to the existing two-storey return to include a new roof; (D) Conversion of the attic space to a study room (15 sqm) with 1 no. new rooflight to rear in existing pitched roof and new attic staircase; (E) Associated demolitions and internal layout alterations; (F) All associated drainage, landscaping and site works; (G) Alterations to the existing side gate and side wall on Enaville Avenue all at No. 24 Annesley Place, North Strand, Dublin 3.

Area Area 3 - Central
Application Number 4479/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 31/01/2019
Applicant Sackville Hotel Properties Limited
Location Sackville House, Sackville Place, Earl Place and Marlborough Street, Dublin 1

Additional Information

Proposal: The development will consist of an amendment to previously approved development (reference no. 3919/15 & 3072/18) for the addition of 1no illuminated hotel brand sign to the Marlborough Street elevation. (Sign type 2 - 1.75sqm)

Area Area 3 - Central
Application Number 4489/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 01/02/2019
Applicant Alcove Ireland Six Ltd.
Location 56, Mary Street, Dublin 1

Additional Information

Proposal: The proposed development will consist of the following: Conversion of first, second third floors from single residential unit to 1 no. 1 bedroom apartment and 2 no. 2 bedroom apartments; to include demolition of part of first floor flat roof, to include new access stairs and 3 storey extension to rear; minor modifications to existing ground and basement floor retail space; renovation of existing brick facade and new shopfront.

Area Area 3 - Central
Application Number 4496/18
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 31/01/2019
Applicant Sarah Donnelly
Location 124, Caledon Road, East Wall, Dublin 3

Additional Information

Proposal: RETENTION: Permission is sought for existing rear first floor bedroom extension.

Area Area 3 - Central
Application Number 4506/18
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 01/02/2019
Applicant Doban Properties Ltd.
Location 17, Blessington Place, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of a change of use of house design, from the two-bedroom residential mews dwelling granted under planning ref. no. 3723/15 to a three-bedroom, 2.5 storey, terraced house, with the provision of the additional bedroom in converted attic space, and all ancillary site works. The proposed development site is within the curtilage of a Protected Structure.

Area Area 3 - Central
Application Number 4507/18
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 01/02/2019
Applicant Dublin Port Company
Location Tolka Quay Road and Ocean Pier, Dublin Port, Dublin 1

Additional Information

Proposal: The development will consist of temporary permission for 5 years for facilities to cater for cruise ship operators to include: a marquee (c.2,250sq.m) 8m in height, 300 car parking spaces, bus and car drop off area, fencing 2m in height, mini-roundabout, 6m access off Tolka Quay Road and all associated site development works at Tolka Quay Road; and; a marquee (c.1750sq.m) c.8m in height at Ocean Pier.

Area Area 3 - Central
Application Number 4508/18
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 31/01/2019
Applicant Dublin Port Company
Location East Wall Road & Ocean Pier, Dublin Port, Dublin 1

Additional Information

Proposal: Permission for development at East Wall Road and Ocean Pier, Dublin Port, Dublin 1. The development will consist of temporary permission for 5 years for facilities to cater for cruise ship operators to include: a marquee (c. 2.250 sq.m) c. 8m in height, 300 car parking spaces, bus and car drop off area, fencing 2m in height and all associated site development works at East Wall Road; and; a marquee (c. 1,750 sq.m) 8m in height and associated site development works at Ocean Pier.

Area Area 3 - Central
Application Number 4512/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 31/01/2019
Applicant Smart Box Experience Ltd.

Location Block A, Joyce's Court, Joyce's Walk, Talbot Street,
Dublin 1

Additional Information

Proposal: The application site is located to the north of Talbot Street, south of Foley Street and west of Joyce's Walk. The proposed development comprises 2 no. signs at the corner of the southern and eastern elevations of the building which front onto Talbot Street and Joyce's Walk and all associated development works.

Area Area 3 - Central
Application Number 4513/18
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 01/02/2019
Applicant Ennisleix Development Limited
Location 4, Preston Street, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: (i) the renovation of an existing dilapidated building (as previously approved under Reg.Ref. 5471/08 to include a change of use from office building to residential accommodation consisting of 4. No. one bedrooms and 4 No. studio apartments (ii) the removal of existing chimney and non-original modern 2 storey extension to the rear ; (iii) the construction of a new 3 storey over basement extension to the rear with communal roof terrace with lift and stair core access at that level (iv) internal repairs & refurbishment works to the existing building at all levels: (v) extension to the second floor with brick facade to the front to match existing. (vi) reinstatement of main roof , timber sash windows , front entrance door , front railings and repair of all external elevations; and all associated site works necessary to facilitate the development.

Area Area 3 - Central
Application Number WEB1027/19
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 31/01/2019
Applicant Helen & Darren O'Kelly
Location 34, Tolka Road, Ballybough, Dublin 3, D03 HX72

Additional Information

Proposal: The construction of a 2 storey extension to the side and rear and internal modifications of existing dwelling included associated site works to the property.

Area Area 3 - Central
Application Number WEB1631/18
Application Type Permission
Decision GRANT PERMISSION
Decision Date 31/01/2019
Applicant Albert Power
Location 23, Primrose Street, Phibsborough, Dublin 7

Additional Information

Proposal: New single storey extension to rear with internal modifications and associated site works.

Area	Area 3 - Central
Application Number	WEB1662/18
Application Type	Outline Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	28/01/2019
Applicant	Anthony Aherne
Location	70, North Strand Road, Ballybough, Dublin 3

Additional Information

Proposal: A change of use for first floor from a pub lounge to two separate self contained one bedroom apartments. A balcony on each side elevation at first floor. Alteration of window opening at each balcony location to allow for a door opening to access the balconies on each side elevation.

Area 3 Appeals Notified

Area	Area 3 - Central
Application Number	4352/18
Appeal Type	Written Evidence
Applicant	QMK Dublin Ltd
Location	17-18 and 19 Moore Lane, Dublin 1

Additional Information

Proposal: Development to amend a previously permitted 132 no. bedroom hotel (DCC Reg. Ref.3303/18) on a site of c. 603sq m at Nos. 17-18 and 19 Moore Lane, Dublin 1.

The development will consist of the provision of an additional nine bedrooms at Lower Ground Floor Level in lieu of four previously permitted meeting rooms (increasing the total number of bedrooms from 132 no. permitted to 141 no.); amendments to the permitted internal layout; and all ancillary development above and below ground.

The proposed development will result in the provision of a 141 no. bedroom hotel with a total gross floor area of 4,053 sq m, including a Lower Ground Floor Level of 517 sq m.

Area 3 Appeals Decided

*****None*****

