



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 4623/19

APPEAL by Ladas Property Company Limited care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 6th day of February, 2020 by Dublin City Council to refuse permission.

Proposed Development: Demolition of the existing single storey building (1,100 square metres) last used as a motor business and its replacement with the construction of a six storey over basement hotel. The new building (with a total floor area of 4,498,9 square metres) will contain 80 bedrooms in total, parking for eight cars plus services for the hotel at basement level, a reception area, hotel restaurant, common areas and a commercial unit of 152.52 square metres, bicycle parking and waste collection point all at ground floor level, 22 bedrooms at first, second and third floor level, seven bedrooms and a roof top café and landscaped roof terrace accessible to hotel guests at fourth floor level and seven further bedrooms at fifth floor level. There will be a semi-private amenity walk alongside the River Camac and ESB substation at ground floor level. The proposed development will contain SuDS measures including green roof, permeable paving and attenuation tank, flood compensation storage and flood defences at basement level and all other ancillary works and plant to service the hotel, all at 30 Old Kilmainham, Kearns Place, Kilmainham, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the location of the site in Flood Zone A, which is undefended, the Board is not satisfied, on the basis of the information lodged with the planning application and the appeal, that the development appropriately mitigates the risk of flooding on the site and the development would not give rise to a heightened risk of flooding either on the proposed development site itself, or on other lands. It is considered that a development of this scale on this site is premature pending the outcome of the Camac River Flood Alleviation Scheme.

Having regard to the provisions of the current development plan for the area in relation to development proposals in areas at risk of flooding, it is considered that the proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Bohan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *25th* **day of** *November* **2020.**