

**Roads Streets & Traffic Department
Road Planning Division**

APPLICATION NUMBER	3651/21
PROPOSAL	PROTECTED STRUCTURE: Permission for the development at this site Cassidys Hotel,
LOCATION	Cassidys Hotel,Nos. 6,7 & 8 Cavendish Row and 9A Rutland Place,Dublin 1,D01 V3P6
APPLICANT	Cassidy's Hotel Ltd.
DATE LODGED	07-Oct-2021
APPLICATION TYPE	Permission

The Roads Report is below

TRANSPORTATION PLANNING DIVISION

15th November 2021

LODGED PLAN NO:	3651/21	DATE LODGED:	7th October 2021
LOCATION:	Cassidys Hotel, Nos. 6,7 & 8 Cavendish Row and 9A Rutland Place, Dublin 1, D01 V3P6		
PROPOSED:	24 No. additional bedrooms		
APPLICANT:	Cassidy's Hotel Ltd.		

TRANSPORTATION PLANNING DIVISION REPORT

Proposed Development PROTECTED STRUCTURE: Permission for the development at this site Cassidys Hotel, Nos. 6, 7, 8 Cavendish Row and No. 9A Rutland Place, Dublin 1, D01 V3P6. (No. 6 Cavendish Row is a Protected Structure, no works are proposed to No. 6 Cavendish Row).

The development will consist of: a rear extension of 651.5 sqm across First to Fourth Floor Levels to accommodate 24 No. additional hotel bedrooms, above the existing car park access at ground level. The extended 143 no. bedroom hotel will have a total gross floor area of 6,076 sqm. The development will also consist of: alterations to the side and rear boundary including changes to the existing side gate onto Rutland Place; provision of signage (comprising 1 no. high level sign on the rear elevation and 2 no. low level illuminated signs on the side and rear elevations), external lighting, hard and soft

landscaping including window boxes, and all site development works above and below ground.

Planning History

The planning history on site is noted.

Submissions/Observations

There are submissions on file at the time of writing. The contents of the submissions have no relevance to this Division.

TPD Comments

The subject site is located at Nos. 6, 7, 8 Cavendish Row and No. 9A Rutland Place, Dublin 1, D01 V3P6. The site is within the Canal Corridor located 400m from the O'Connell Street (Spire), less than 200m from each Luas Green Line cross city stops (Parnell Street Stop & O'Connell Upper).

Permission is sought to construct a four storey rear extension between the 1st and 4th floor levels facilitating an additional 24no. hotel bedrooms and associated works including alterations to the boundary, signage and external lighting. The additional bedrooms brings capacity of the hotel to 143no. guest bedrooms on site.

Due to the city centre location of the site, access to services and public transport, this division has no objections to the proposed development with regards to servicing or car parking provision.

Due to the constrained nature of the site to the front and management of traffic flow along Rutland Place, in the event of a grant of permission, a condition should pertain for a Construction Management Plan, including Traffic Management Plan to be submitted on appointment of a contractor to be agreed Dublin City Council.

Recommendations

This division has no objection to the proposed development subject to the following conditions: -

1. Prior to commencement of development, and on appointment of the main contractor, a Demolition and Construction Management Plan, including traffic management plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended demolition and construction practice for the development, construction phasing and programme, a detailed traffic management plan, hours of working, noise and dust management measures, and off-site disposal of construction/demolition waste. The appointed contractor shall liaise with DCC Road Works Control Division during the demolition and construction period
2. All costs incurred by Dublin City Council, including any repairs or road markings to the public road and services necessary as a result of the development, shall be at the expense of the developer.
3. The developer shall be obliged to comply with the requirements set out in the Code of Practice.

John Carty, Executive Planner

Nicola Conlon, Senior Executive Planner

On Behalf of Edel Kelly, Senior Transportation Officer