



Board Direction

Ref: 227357

The submissions on this file and the Inspector's report were considered at a Board meeting held on 2nd October 2008.

The Board decided by a (4:1) majority to grant permission in accordance with the following draft reasons, considerations and conditions.

Reasons and Considerations.

Having regard to the Z5 zoning of the site in the current Dublin City Development Plan, the planning history of the site, the nature and scale of the proposed development (as amended in response to a notice from An Bord Pleanála) it is considered that subject to conditions, the proposed development would not unduly detract from the character of the protected structures, would not seriously injure the amenities of the area 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 considered that the amendments to the proposed development, address to an adequate degree the recommended reason for refusal given in the Inspector's report and, consequently the proposed development would not conflict with the policy objectives applying to the Architectural Conservation Area and the Special Planning Control Scheme.

Conditions.

1. Plans/Particulars, including An Bord Pleanála 21/8/08.

This permission may be regarded as authorising any of the three ground floor arrangements specified in drawings numbers; 2277-SK190808-1, 2277-SK190808-2 or 2277-SK190808-3.

2. P.A. No. 2(a).
3. P.A. No. 3.
4. Street tables/chairs associated with the café use shall not be provided on Price's Lane.
Reason: To preserve freedom of passage on the lane.
5. P.A. No. 6.

6. P.A. No. 7.
7. P.A. No. 8.
8. P.A. No. 9.
9. P.A. No. 10.
10. P.A. No. 11.
11. Archaeology (Std.).
12. Water/Drainage.
13. Standard S48.
14. Standard S49.

Board Member _____ Date 2nd October 2008.
John O'Connor