



Board Direction

Ref: PL29S.245822

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4th March 2016. The Board decided to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature and modest scale of the proposed development, the Z2 residential conservation zoning objective for the area as set out in the Dublin City Development Plan 2011 – 2017, and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development would comply with the zoning objective set out the Development Plan, would not seriously injure the visual or residential amenities of the area or of property in the vicinity and, would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. PlansPartic
2. The use of the building hereby permitted is for embassy office use only, and no other office use is authorised without a prior grant of planning permission.

Reason: In the interests of clarity and the protection of residential amenity.

3. In the event of the cessation of the embassy office use, the building shall revert to residential use.

Reason: In the interests of clarity and the protection of residential amenity.

4. Site development and building works shall be carried only out between the hours of 07.00 to 18.00 on Mondays to Fridays inclusive, between 08.00 to 14.00 on Saturdays, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: To safeguard the residential amenities of property in the vicinity.

5. The hours of opening of the offices to the public shall be restricted to between 10.00 and 13.00 on Monday, Wednesday and Friday, and between 13.00 and 16.00 on Tuesday and Thursday. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

Board Member: _____ Date: 11th March 2016
Fionna O' Regan