



An
Bord
Pleanála

Board Direction
BD-005474-20
ABP-306071-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/03/2020.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the central city location, the zoning objective for the site and the policies of the current Dublin City Development Plan 2016-2022, it is considered that the proposed development would not seriously injure the residential or visual amenity of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 10th day of October 2019, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity

2. The change of use hereby approved is for a restaurant only, and any proposal to operate as a takeaway (sale of fried foods) for the consumption on or off the premises shall be subject to a separate planning application.

Reason: In the interest of proper planning and development and in order to protect surrounding residential amenity

3. The development hereby permitted shall be used only as a licenced restaurant and shall not operate as a public bar without a prior grant of planning permission.

Reason: In the interest of the proper planning and sustainable development and in order to protect surrounding residential amenity.

4. The projecting sign and illuminated strips shall be removed from the shopfront.

Reason: In the interest of clarity.

5. The restaurant shall operate between the hours of 12pm to 10 pm.

Reason: in order to protect the amenities of residential property in the vicinity

6. Within six months of this grant of permission the developer shall submit an appropriately scaled and legible drawing indicating the bin storage on site to and agreed in writing with the Planning Authority.

Reason: To ensure the provision of refuse facilities.

7. Within six months of this grant of permission the developer shall submit the following drawings for the written agreement of the Planning authority, details of where the existing ducting system terminates and the location of the nearest habitable dwelling with an openable window. The distance from the termination point to the nearest openable window must be indicated on the drawing.

Reason: In the interest of clarity and to ensure an adequate standard of development.

Board Member

Date: 20/03/2020

Paul Hyde