



An  
Bord  
Pleanála

**Board Direction**  
**BD-004994-20**  
**ABP-306085-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/01/2020.

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 zoning for the site for mixed service facilities under objective Z4 of the Dublin City Development Plan 2016-2022 and to the pattern of development in the area it is considered that, subject to compliance with conditions below, the development whose retention is proposed would not diminish the range of services available at Dolphin's Barn, would not seriously injure the character of the area or the amenities of property in the vicinity and would be acceptable with regard to the safety and convenience of road users. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority within 3 months of the date of this order and the development shall be completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity

2. Details of all external shopfronts and signage shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. The signage shall be lit by external illumination only and window displays shall be maintained free of stickers, posters or other advertisements..

**Reason:** In the interest of visual amenity.

**Board Member**

**Date:** 21/01/2020

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Paul Hyde