



Board Direction

Ref: PL29S.245667

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 8th 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, as shown in the reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the central location of the site in the Dublin city centre, to the Z5 zoning objective which applies to it under the Dublin City Development Plan 2011-2016, and to the location of the proposed substation behind frontage which is proposed to be retained in the development it is considered that, subject to the conditions set out below, the proposed development would not adversely affect the character of the area or seriously injure the amenities of property in the vicinity and would appropriately conserve the surviving elements of the historic built fabric located on the site. The proposed development would therefore be in keeping 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 September 2015 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. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permissions granted on 27/05/2015 under reg. ref. no. 2270/15 and 21/04/2011 under Reg. Ref. PL29S.237395, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. Site development and building works shall be carried only out between the hours of 07.00 to 18.00 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: In order to safeguard the residential amenities of property in the vicinity.

Board Member: _____ Date: 08.02.16
Paul Hyde