



## Board Direction

---

**Ref: PL29S.246049**

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 12<sup>th</sup>, 2016.

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

### **REASONS AND CONSIDERATIONS.**

Having regard to zoning objective ("Z5 - City Centre") of the Dublin City Development Plan, 2011-2017 which provides for the consolidation and facilitation of the development of the central area, to the designation of Dawson Street as a Category 2 retail street in the South City Retail Quarter Architectural Conservation Area in Development Plan which, inter alia, provides for encouragement of the local traded sector and uses complementary to the main shopping focus such as cafes bars restaurants and galleries that contribute to the vitality and viability of the area and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would contribute to vitality and viability of the area, would not set an undesirable precedent for similar such development and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **CONDITIONS.**

- 1 Standard plan particulars
2. The shopfront fascia shall be in accordance with the following requirements:
  - (a) Signage shall be confined to the single fascia board using sign writing or comprising either hand-painted lettering.
  - (b) Details of any lighting to be provided on the exterior of the premises shall be submitted to the planning authority for written agreement.

- (c) Notwithstanding the provisions of the Planning and Development Regulations, 2001 or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the building, unless authorised by a further grant of planning permission.
- (d) No adhesive material shall be affixed to the windows or the shopfront.

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

- 3. The grant of permission excludes the use of the premises for the sale of hot food for consumption off the premises.

**Reason:** In the interest of the protection of amenity and character of the Dawson Street and the South City Retail Quarter Architectural Conservation Area.

- 4. Prior to commencement of development the developer shall submit, and obtain the written agreement of the planning authority to, a plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials, and for the ongoing operation of these facilities.

**Reason:** To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

- 5. S.48 General contribution unspecified.
- 6. S.49 financial contribution unspecified in respect of Metro North in accordance with the terms of the Supplementary Development Contribution Scheme

Board Member: \_\_\_\_\_ Date: April 12<sup>th</sup>, 2016  
Nicholas Mulcahy