



Board Direction

Ref: PL29S.246877

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 26th, 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 the Dublin City Development Plan 2011–2017, the planning history of the site and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposal would be in accordance with the Z5 objective for the site, would not seriously injure the visual and residential amenities of the area or of property in the vicinity and 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, 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 terms and conditions of the extant parent and amending permissions granted for the development under planning register reference numbers 4323/15, 3055/15 (An Bord Pleanála appeal

reference PL29S.245667), 2770/15 and 4071/09 (An Bord Pleanála appeal reference PL29S.237295) shall be complied with, unless they are modified by the terms and conditions of this permission.

Reason: In the interest of clarity.

3. Prior to the installation of the shop front, details of this shop front shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of visual amenity.

4. Retail Ad 3 condition and reason.
5. Security roller shutters, if installed, shall be recessed behind the perimeter glazing and shall be factory finished in a single colour to match the colour scheme of the building. Such shutters shall be of the 'open lattice' type and shall not be used for any form of advertising, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

6. Prior to the commencement of the retail use, details of the bin storage arrangements for this use shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of orderly development.

7. The car parking facilities, hereby permitted, shall be reserved solely to serve the proposed development and shall provide for the following:
 - (a) A total of 14 number car parking spaces shall be reserved to serve the proposed residential units. At least one clearly identified car parking space shall be assigned permanently to each residential unit and shall be reserved solely for that purpose.
 - (b) A total of 3 number car parking spaces shall be reserved for persons with impaired mobility. The layout and design of such designated spaces shall be in accordance with the guidance set out in the document "Building for Everyone – a Universal

Design Approach” published by the National Disability Authority.

Reason: To ensure that adequate parking spaces are permanently available to serve the proposed residential units and other commercial uses within the development and also to prevent inappropriate commuter parking.

8. The retail use shall operate between the hours of 07.00 and 22.00 on Mondays to Fridays (inclusive) and between the hours of 09.00 and 21.00 on Saturdays and Sundays. Deliveries shall not be made before 07.00 on weekdays and 09.00 at the weekend or after 16.00 daily.

Reason: In order to safeguard the residential amenities of the area.

Board Member: _____ Date: October 26th, 2016
Nicholas Mulcahy