



An  
Bord  
Pleanála

**Board Direction**  
**PL29N.247192**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on January 10<sup>th</sup> 2017.

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 provisions of the Dublin City Development Plan 2016-2022, and to the nature and scale of the proposed development and to the pattern of development in the area, it is considered that subject to compliance with the following conditions, the proposed development would not seriously injure the amenities of the area or of property in the vicinity. 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 information submission received by the planning authority on the 29<sup>th</sup> day of July 2016, 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. For the avoidance of doubt, the premises shall be used as a seated restaurant only and not for the sale of hot food for consumption off the premises.

**Reason:** In the interest of clarity

3. The proposed projecting lighting shall be omitted and the fascia signage shall be provided using individually mounted lettering using high quality materials in lieu of painted signage. Details of the proposed signage and security shutters shall be submitted for the written agreement of the planning authority before development commences. No further advertisement signs (including any signs installed to be visible through the windows), security shutters, advertisement structures, banners, canopies, flags, other projecting elements or shall be displayed or erected on the buildings, unless authorised by a further grant of planning permission.

**Reason:** To protect the visual amenities of the area.

4. The opening hours of the premises shall be restricted to between 0800hours and 2200 Monday to Sunday, inclusive of public holidays.

**Reason:** In the interest of orderly development and to protect the residential amenities of the area.

5. Details of the proposed insulation measures to prevent noise nuisance for the occupiers of the neighbouring dwellings shall be submitted for the written agreement of the planning authority before development commences.

**Reason:** In the interest of orderly development and to protect the residential amenities of the area.

6. Water supply and drainage arrangements, including the disposal of surface water and internal basement drainage, shall comply with the requirements of Irish Water and the planning authority for such works and services as appropriate.

**Reason:** In the interest of public health.

7. The site works and building works required to implement the development shall only be carried out between 7.00 hours and 18.00 hours, Monday to Friday and between 08.00 hours and 14.00 hours on Saturdays and not at all on Sundays or Public Holidays.

**Reason:** To safeguard the residential amenities of adjacent dwellings.

**Board Member** \_\_\_\_\_

**Date:** 10.01.17

Paul Hyde