



An
Bord
Pleanála

Board Direction
PL06S.247349

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 10th 2017.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000.

The Board also decided, generally in accordance with the recommendation of the Inspector, and for the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 2, so that it reads as follows:-

2. The ground floor shall be used solely as a warehouse/storage area, and shall not be used for offices without a separate planning permission.

Reason: In the interest of clarity and in order to conform to the authorised use of this floor under planning permission register reference number SD02/0242.

Attach condition number 9, and the reason therefor.

REASONS AND CONSIDERATIONS

Having regard to the zoning provisions and objectives, as set out in the South Dublin County Development Plan 2016 – 2022, and to the planning history of the subject premises, it is considered appropriate, and in the interests of clarity, that the use of the ground floor of the subject building be restricted to the use for which planning permission has been granted, that is, warehousing/storage only, and having regard to the fact that the present application does not seek a change of use of the ground floor to office use. However, it is not considered necessary that the office uses of the

upper floors, including the additional floor permitted, should be linked directly to the use of the warehousing/storage use of the ground floor. Accordingly, it is considered appropriate to amend condition number 2. In respect of condition number 9, it is considered that the terms of the South Dublin County Council Development Contribution Scheme 2016 – 2022 have been properly applied in this case.

Board Member _____

Date: 6th February 2017

Philip Jones