



Board Direction

Ref: PL29S.247565

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st March 2017.

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

REASONS AND CONSIDERATIONS

Having regard to the nature and limited scale of the proposed development, the Z5 mixed use land use zoning objective for the site as set out in the Dublin City Development Plan 2016–2022, the zoning objectives for property in the surrounding area, 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 conflict with the zoning objectives for surrounding areas, would not seriously injure the visual or 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. PlansPartic
2. The proposed development shall be in accordance with the terms and conditions of An Bord Pleanála appeal reference PL29S.237295 (planning register reference number 4071/09), planning register reference number 2270/15, An Bord Pleanála appeal reference number PL29S.245667 (planning register reference number 3055/15), An Bord Pleanála appeal reference number PL29S.246877 (planning register reference number 2686/16), and planning register reference number 3538/16, except as otherwise hereby permitted.

Reason: In the interest of orderly development and of clarity.

3. (1) The part off-licence use shall not be implemented until planning register reference number 3538/16 has been implemented and the existing off-licence use in the Hanover Building has ceased to the written satisfaction of the planning authority.
- (2) The alcohol sales shall be ancillary to the convenience retail shop use, and shall be limited to the area marked "A" shown on the "Ground Floor Plan – Permitted and Proposed Application" drawing, submitted to the planning authority with the application.
- (3) There shall be no display of alcohol products or advertising of the sale of alcohol products at or near the shop frontage.

Reason: In the interest of orderly development and to comply with the policies and objectives of the planning authority in relation to part off-licences, as set out in the Dublin City Development Plan 2016–2022.

4. The proposed takeaway use shall be ancillary to the primary use as a convenience retail shop, and shall not exceed 5% of the total gross floor space of the unit. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity and orderly development.

5. No venting, extract ducts, air handling units, or external exhaust of fumes from the proposed development is hereby permitted.

Reason: In the interest of clarity, of orderly development, and of the amenity of residential property in close proximity.

6. Litter [In the interest of visual and residential amenity.]

7. (1) UrbanWaste 1

- (2) Prior to commencement of development, plans and particulars shall be submitted to and agreed in writing with the planning authority, illustrating how compliance with this waste management plan will be achieved. In particular, revised drawings shall set out how access to waste storage is to be provided.

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

Board Member: _____ Date: 16th March 2017
Fionna O' Regan