



Board Direction

Ref: PL29S.247572

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29th March 2017.

The Board decided by a majority of 2:1 to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the planning history of the site, the pattern of development in the area and to the provisions of the current Dublin City Development Plan it is considered that the proposed development, subject to compliance with the conditions set out below, would be acceptable in terms of the visual and architectural heritage amenities of the area and would therefore be in accordance with the PP and SD of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board noted the points raised by the Inspector as grounds for refusal but considered that the amendments to the design set out in the attached conditions satisfactorily addressed and resolved these matters.

Conditions

1. Plans/partic incl. FI received on 23rd Sept 2016 and with the appeal.
2. (a) The penthouse/Floor 5 is to be set back as shown in Drawing No. AP-104 dated November 2016.
(b) The penthouse screen is to be retained as per the Original Application as shown in Drawing No. AP-201 dated November 2016.
(c) The rear building line shall be limited to grid line 4 on floors 3,4 and 5 (refer to Drawing No. AP-301 dated November 2016).

Revised drawings including these changes shall be submitted for the written approval of the PA prior to commencement of development.

Reason: In the interest of clarity and of the PP and SD of the area.

3. As per PA c.3 [Finishes].
4. WaterDrain
5. The developer shall comply with the requirements of the planning authority with respect to on-site parking, cycle parking, site entrance details, signage and road markings which shall be ascertained and agreed in writing prior to the commencement of development.

Reason: In the interest of traffic safety.

6. CMP1
7. As per PA c.9 [waste management].
8. As per PA c.12 [signs].
9. As per PA c.13 [window display].
10. As per PA c.14 [loudspeaker].
11. RetailShutter 2
12. RoofPlant
13. As per PA c.15
14. S.48 unspec.

Board Member: _____ Date: 29th March 2017
G.J. Dennison