



An
Bord
Pleanála

**Board Direction
PL29S.247715**

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 21st 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 zoning objective, the nature and scale of the proposed development, the current use on the site and the polices of the current Dublin City Development Plan it is considered that subject to compliance with the conditions below, the proposed development would not seriously injure the residential or visual amenity of the area or endanger public safety by reason of traffic hazard. 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 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. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

3. Prior to the opening of the development, a Mobility Management Strategy shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and car-pooling by staff employed and private members', in the development and to reduce and regulate the extent of staff parking. The mobility strategy shall be prepared and implemented by the management company of Lansdowne Gate and proprietor of the gymnasium within the development. Details to be agreed with the planning authority shall include the provision of centralised facilities within the development for bicycle parking, shower and changing facilities associated with the policies set out in the strategy.

Reason: In the interest of encouraging the use of sustainable modes of transport.

4. (a) The 3 car parking facilities in the basement hereby permitted shall be reserved solely to serve the staff parking for the proposed development.
(b) Prior to the occupation of the development, a Parking Management Plan shall be prepared for the site and shall be submitted to and agreed in writing with the planning authority.

Reason: To ensure that adequate parking facilities are available to serve the proposed development.

5. The proposed opaque glazing for the first floor windows shall extend to the full height. Details, including samples, of the materials, colours and textures of all the external finishes, including the opaque windows, to the proposed buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. No advertising matter shall be exhibited in these windows.

Reason: In the interest of the visual amenities of the area.

6. The noise level shall not exceed 55 dB(A) rated sound level, as measured at any point along the boundary of the site. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity of the site.

7. The proposed signage shall be submitted to and agreed in writing with the planning authority

Reason: In the interest of visual amenity

8. Apart from the agreed signage under conditions 7 and notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

9. All trees along the northern boundary of the site shall be retained and maintained, with the exception of the following:

(a) Specific trees, the removal of which is authorised in writing by the planning authority to facilitate the development.

(b) Trees which are agreed in writing by the planning authority to be dead, dying or dangerous through disease or storm damage, following submission of a qualified tree surgeon's report, and which shall be replaced with agreed specimens.

Reason: In the interest of visual and residential amenity

**Board
Member**

Date:21.04.17

Paul Hyde