



An
Bord
Pleanála

Board Direction
PL29S.247724

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 12th, 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 nature and extent of the proposed development, the planning history of the site, the current use of the premises, the policies and provisions of the current Dublin City Development Plan including the Z5 zoning objective and the pattern of development in the area, it is considered that, subject to compliance with the conditions below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would not detract from the vitality and vibrancy of the town centre. 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. a) Condition 4 as per the PA (or Board equivalent)

b) Condition 5 as per the PA

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

3. Water supply and drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

Board Member

Date: April 12th,2017

Nicholas Mulcahy