



An
Bord
Pleanála

Board Direction
PL29S.248000

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 8th 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 limited scale and nature of the proposed development, to the zoning objective applicable to the site (Objective Z6 'to provide for the protection and creation of enterprise and facilitate opportunities for employment creation'), and to the nature and scale of the overall development already authorised for the site, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of property in the vicinity, would not be out of character with the Conservation Area and would be consistent with the provisions of the Dublin City Development Plan 2016 – 2022. 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.

Reason: In the interest of clarity.

2. All conditions attaching to the previous permission PL29.240278 / reg. ref. 2769/11, as amended by permission reg. ref. 3246/15, except as amended by this permission, shall be complied with in full.

Reason: To clarify the extent of this permission, and to ensure that the overall development is appropriately regulated, in the interest of the proper planning and sustainable development of the area.

3. The signage hereby permitted, including the extent of illumination, shall not be altered or modified, without a separate grant of planning permission.

Reason: In the interest of visual amenity and to limit the signage to that for which permission has been sought.

4. Notwithstanding the provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no further advertisement signs (including any signs installed to be visible through windows), advertisement structures, banners, canopies, or flags, other than the two specific signs authorised by this permission, shall be displayed or erected on any part of the subject building or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity and to permit the planning authority to assess any such development through the statutory planning process.

Note: In reaching its decision, the Board decided not to include conditions 2(i) and 2(ii), as recommended by the Inspector, having regard to the fact that the door was the subject of a Fire Safety Certificate issued by the Fire Authority (An Bord Pleanála file number FS0557 refers).

[Please issue a copy of this Direction with the Board Order.]

Board Member

Date: 8/9/17

Philip Jones