



An
Bord
Pleanála

Board Direction
PL29S.248260

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27th July 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 size and configuration of the site and the permitted mews building relative to the existing adjoining property at No 9 Harcourt Terrace, to the transitional site location within areas subject to zoning objectives in which office use of the scale and nature of the proposed office at the site is permissible in principle, to the nature of the proposed office use relative to the permitted residential use and to the entrance and frontage, off street cycle and vehicle parking off the lane connected to Charlemont Mall, it is considered that subject to compliance with the conditions below, the proposed retention of change of use would not seriously injure the residential amenities of adjoining property, would not adversely affect the architectural integrity of the conservation area in which Harcourt Terrace is located, would be in accordance with the development objectives for the area and with the proper planning and sustainable development of the area.

Conditions

1. The development shall be in accordance with the plans and particulars lodged with the application except as may otherwise be required 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.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

3. The developer shall pay to the planning authority a financial contribution of in respect of public infrastructure and facilities benefiting development in the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member

Date: 27th July 2017

Maria FitzGerald