



An
Bord
Pleanála

Board Direction
PL29N.248522

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17th October 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 of the alterations to the permitted development and the limited scale of the proposed extension, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be likely to lead to a risk of flooding, and would not seriously injure the visual or recreational amenities of the area or of property in the vicinity and would accordingly be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment Paragraph

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. Other than the alterations indicated on submitted drawings the development shall be carried out and completed in accordance with the previous permission, PL29N.240131.

Reason: In the interest of clarity.

3.
 - a) **Condition 5 of ABP Decision PL29N.240131**
 - b) The applicant shall agree in writing with the Planning Authority's Flood Defence Unit, in advance of construction commencing, on the integration of the proposed applicants flood defence structures (including flood gates, walls etc) with those proposed and approved by Dublin City Council.
 - c) Given the public nature of the building, the applicant shall ensure a flood Response Plan is in place in the event of high tide alerts.
 - d) The applicant, shall, at his own expense, maintain/repair any flood defences for the proposed development at the request of the Planning Authority.
 - e) All internal basement drainage must be pumped to a maximum depth of 1.5 metres below ground level before being discharged by gravity from the site to the public foul sewer. All underground structures must be constructed to be watertight and therefore eliminate the requirement to discharge groundwater.
 - f) All private drain fittings such as downpipes, gullies, manholes, Armstrong junctions, etc are to be located within the final site boundary. Private drains should not pass through property they do not serve.
 - g) A Class 1 Light Liquid Separator, in accordance with the latest

European Standards, shall be installed at a suitable location on the private drainage system before discharging to the surface water system or direct to water.

- h) A grease trap shall be installed on the waste outlet from sinks of all commercial kitchens.

Reason: In the interests of orderly development, flood management and public health.

4. **Standard ABP Section 48 Development Contribution condition**

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: 17/10/2017

Terry O'Niadh