



An
Bord
Pleanála

Board Direction
PL29N.248550

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10th November 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 “Z5 – City Centre” zoning objective applicable to the site, to the existing pattern of development in the area and to the limited scale of the proposed development, the Board considers that, subject to compliance with the conditions set out below, the new entrance and the amended access from Talbot Street would be in accordance with the provisions of the Dublin City Development Plan 2016-2022, would not seriously injure the amenities of the area or the retail function of the street, and would improve pedestrian access arrangements to the carpark and the building. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In going against the Inspector's recommendation to refuse permission for the new public carpark entrance on Talbot Street, which required a change of use from a retail unit located on a Category 2 Shopping Street as designated in the Dublin City Development Plan 2016-2022 to ancillary car park use, the Board considered that the small scale of the retail premises to be lost was offset by the planning gain

associated with the improved pedestrian permeability and linkages the new entrance afforded to the basement carpark as part of the redeveloped Irish Life Centre.

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 interests of clarity.

2. Prior to commencement of development, the developer shall submit details of management and security arrangements for the entrance to the car park, together with details of how it is proposed to control litter in this area, and shall obtain the written agreement of the planning authority in this regard.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

3. Site development and building works shall be carried out only between the hours of 0700 to 1800 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.

4. 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.

5. Site development and construction works shall be carried out in such a manner as to ensure that the adjoining street is kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on adjoining public roads or footpaths, said cleaning works shall be carried out at the developer's expense.

Reason: In the interests of orderly development.

Board Member

Date: 13th November 2017

Maria FitzGerald