



An
Bord
Pleanála

**Board Direction
PL29S 248772**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10th 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 location of the site within the Key District Centre of Rathmines, the Z4 zoning objective of the site, the planning history on the site and the pattern of development in the area, it is considered that, given the nature and scale of the proposed development that, subject to compliance with the conditions outlined below, the proposed development is in keeping with the character of the area and would not seriously injure the amenities of the area or of properties in the vicinity or give rise to traffic congestion. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. PLANPARTIC.
2. The proposed development shall be amended as follows:

The brickwork at the first floor level over No. 6 Rathgar Road shall be replaced with brick to match, in so far as is possible, the existing

brick at first floor level of No. 7-9 Rathgar Road. The brickwork at first floor level of No. 6-9 shall not be painted. Details of the brick to be used, including samples, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

3. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on 26/09/2016, planning register reference number 3215/16, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

4. Details of all external shopfronts and signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

5. The proposed shopfronts shall be in accordance with the following requirements:-

(a) Signs shall be restricted to a single fascia sign using sign writing or comprising either hand-painted lettering or individually mounted lettering,

(b) no additional awnings, canopies or projecting signs or other signs shall be erected on the premises without a prior grant of planning permission,

(c) external roller shutter shall not be erected. Any internal shutter shall be only of the perforated type, coloured to match the shopfront colour,

(d) no adhesive material shall be affixed to the windows or the shopfront.

Reason: In the interest of visual amenity.

6. 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 the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the building 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.

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

Reason: In the interest of public health.

8. 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 amenities of property in the vicinity.

9. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interest of orderly development.

**Board
Member**

Date: 13.10.2017

Terry Prendergast