



An
Bord
Pleanála

Board Direction
PL29N.248789

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27th 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 Z3 zoning objective for the site which seeks to provide for and improve neighbourhood facilities, and to the established pattern of development in the area, it is considered that subject to conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience. 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.
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 the 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. No advertisement or advertisement structures shall be erected or displayed on the building (or within the curtilage of the site) in such a manner as to be visible from outside the building unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

3. The developer shall control odour emissions from the premises in accordance with measures including extract duct detail which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of public health and to protect the amenities of the area.

4. The site and building works required to implement the development shall only be carried out between the hours of Monday to Friday 8 a.m. to 6 p.m., Saturday 8 a.m. to 2 p.m. and not at all on Sundays or Bank Holidays. Deviations from these times only be allowed in exceptional circumstances where prior written approval has been received from Dublin City Council.

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

5. Water supply and drainage arrangements, including the attenuation and 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.

6. The site development works and construction works shall be carried out in such a manner 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: In the interest of visual amenity.

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of 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 paid prior to the commencement of development or 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.

8. Within 6 months of the date of this order, the developer shall implement a landscaping scheme to improve the character of the rear yard, in accordance with the prior written approval of the planning authority,

Reason: In the interest of visual and residential amenity of adjoining properties.

Board Member

Date: 27th October 2017

John Connolly