



An
Bord
Pleanála

**Board Direction
PL29S 248944**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th December, 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 of the site and the policies and objectives in the Dublin City Development Plan 2016-2022, the location of the site and the pattern of development in the vicinity it is considered that the proposed development, subject to the conditions set out below, would not seriously injure the visual amenity of the area and would not detract from the character or setting of the Protected Structure or the Architectural Conservation Area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

As per Inspector's recommended conditions. Drafting to standardise.

Condition 1 to refer to further information submitted to the PA on 12.06.2017.

Condition 2 to read:

The new shopfront to No. 14 South Great Georges Street shall be redesigned. The new shopfront shall incorporate the historically known detail of the former clerestory lights, plinths and window portions. Revised drawings illustrating the revised design to be submitted to, and agreed in writing with, etc.

Condition 4 (c) to read:

Existing original features to be retained, including interior and exterior fittings/features, joinery, windows, plasterwork, features including cornices and ceiling mouldings staircases including balusters, handrail and skirting boards, shall be protected during the course of refurbishment.

Condition 5- standard external finishes

Condition 8 – working hours 0700 – 1900 M-F, 0800-1400 Sat etc.

Board Member

Date: 20.12.2017

Terry Prendergast