



An
Bord
Pleanála

Board Direction
PL29N.249037

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26th February 2018.

The Board decided, by a 2:1 majority, to grant permission for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning objective of the site in the Dublin City Development Plan 2016-2022, to various policies and objectives of that plan, to the nature of the proposed use, to the design, height, scale and massing and layout proposed, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board noted the provisions of Section 16.2.2.2 of the Dublin City Development Plan 2016-2022, which, inter alia, seek that infill development demonstrates a positive response to context, including characteristic building plot widths, architectural form and the materials and detailing of existing buildings, where these contribute positively to the character and appearance of the area. The Board also had regard to the existing development, and potential for further development, to the west of the appeal site. In this regard, the Board did not accept that the proposed development would be visually obtrusive. Whereas it is considered that café and bar areas will be

set away from the primary street frontage, it is considered that the proposed hostel use will contribute to the animation of the area and will provide an active use in itself. The Board was also of the view that other concerns raised by the Inspector, where shared by the Board, could be satisfactorily addressed by condition.

Conditions

1. Planpartic
2. The proposed development shall be amended as follows:
 - (a) The uppermost two floors and roof of the proposed development (i.e. from level 25.690 metres upwards) shall be set back along its northern elevation by a depth of at least 4.83 metres.
 - (b) All eastern elevation windows facing directly onto the residential apartments on the upper floors of the mews buildings backing onto the side laneway 'Abbey Cottages' shall be finished in obscure glazing.

Revised drawings reflecting the requirements of this condition shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of orderly development, visual and residential amenity.

3. CommFinishes
4. ConstHours
5. RoofPlant
6. Details of all external signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. No awnings, canopies or projecting signs or other signs shall be erected on

the premises without a prior grant of planning permission. No adhesive material shall be affixed to windows.

Reason: In the interest of the amenities of the area/visual amenity

7. Archaeology - Remains expected but no assessment provided
8. UrbanWaterDrain
9. CMP1
10. CDW
11. Financial Contributions – S.48 Unspecified
12. Financial Contributions – S.49 Unspecified Cross City Luas

Board Member

Date: 5th March 2018

John Connolly