



An
Bord
Pleanála

**Board Direction
PL91. 249275**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th April, 2018.

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 city centre location of the site, the land use zoning of the site, the design and scale of the proposed development, the architectural heritage merit of the building, the nature and character of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not adversely impact on the vitality and viability of the city centre, would offer a satisfactory level of residential amenity to future occupants, and would 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- As per the Inspector's report and recommendation,
- 2- PA Conditions No. 7 and 8.

Board Member

Date: 19th April, 2018.

Terry O'Niadh