



An
Bord
Pleanála

Board Direction
PL29S.249430

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 6th 2018.

The Board decided to make a split decision, to

(1) grant permission, for the following reasons and considerations and subject to the following conditions for amendment to the ground floor front elevation to the café/retail unit

and

(2) refuse permission for amendments to the under construction permission granted under planning register reference numbers 2896/13 and 2473/16 to facilitate the change of use of the seven number apartments from residential dwellings to apartments (with balconies serving each) suitable for short term letting for holiday and business use

generally in accordance with the Inspector's recommendation, for the following reasons and considerations (1) + (2)

Reasons and Considerations (1)

Having regard to the planning history on the site, the provisions of the Dublin City Development Plan 2016-2022 and the design, it is considered the proposed alterations, subject to compliance with the conditions set out below, would not adversely affect the character and setting of the adjoining protected structure or the Architectural Conservation Area and would 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 commencement of development and the development shall be carried out and completed out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. 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 permissions granted under planning register reference number 2896/13 and 2473/16, 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 permissions.

Reasons and Considerations (2)

Having regard to the location of the site within the Liberties Strategic Development and Regeneration settlement area and on lands zoned, Z4, in the Dublin City Development Plan 2016-2022, where it is an objective to support the provision of a diversity of unit types and tenures capable of establishing long-term integrated communities, it is considered that the proposed development, which would remove the provision of residential accommodation in Dublin City Centre, would contravene materially the following:

- (a) The settlement strategy of the Core Strategy,
- (b) The Housing Strategy, in particular Policy QH 6 and QH 24,
- (c) The guiding principles of the Liberties and Newmarket Square LAP.

Accordingly, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 06.02.18

Paul Hyde