



An  
Bord  
Pleanála

**Board Direction**  
**BD-000573-18**  
**ABP-300092-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/06/2018.

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 Z1 and Z2 zoning in the Dublin City Development Plan, 2016-2022 and the policies and objectives, the planning history on the site, the scale and nature of the proposed development and the retention of the student accommodation as the primary use on the site and the pattern of development in the vicinity it is considered that the proposed development would not have a negative impact on the character and setting of the protected structures on the site, would not seriously injure the residential or visual amenity of the area and would be acceptable in terms of pedestrian and 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.

**Reason:** In the interest of clarity.

2. The use of the site for classrooms shall be strictly outside the academic terms and shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays.

**Reason:** In order to safeguard the student accommodation use on the site and the amenities of property in the vicinity.

3. The use of the classrooms shall be limited to those persons staying in the student accommodation on the site only.

**Reason:** To delimit the extent of the use hereby permitted and to prevent material intensification of the overall complex in the interests of residential amenity and pedestrian and traffic safety.

**Board Member**

**Date:** 25/06/2018

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Michelle Fagan