



An
Bord
Pleanála

Board Direction
BD-000575-18
ABP-300133-17

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 National guidance document Rebuilding Ireland and the accompanying circular, the planning history on the site, the location of the existing student accommodation use on the site and the pattern of development in the vicinity it is considered that the proposed development subject to compliance with the conditions set out below, 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 would reflect material changes in national policy guidance since the original planning permission for this development. 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 overall development at Trinity Hall shall only be occupied as student accommodation, in accordance with the definition of student accommodation provided under section 13(d) of the Planning and Development (Housing) and Residential Tenancies Act 2016, and shall not be used for any other purpose without a prior grant of planning permission for change of use.

Reason: In the interest of residential amenity and to limit the scope of the proposed development to that for which the application was made.

3. Apart from condition number 2, which replaces condition number 3 of the planning permission Reg Ref 1101/99 (ABP Ref no PL 29S.117164), the overall development at Trinity Hall shall continue to be regulated by the other conditions of that permission.

Reason: In the interest of clarity.

Board Member

Date: 25/06/2018

Michelle Fagan