



An
Bord
Pleanála

Board Direction
BD-001118-18
ABP-300633-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/09/2018.

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.

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Reasons and Considerations

Having regard to the General Business zoning objective for the area and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not have a significant adverse impact on the special character of the Patrick Street Architectural Conservation Area 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. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 9th day of November 2017, 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 in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:
 - (a) No planting shall be placed on the external terrace area outside suite No.406.
 - (b) The fenestration to Suite No.406 shall be amended such that the minimum cill height shall be 900mm.
 - (c) The set back of Suite No.406 from the parapet edge at the southern elevation of the building shall be a minimum of 1.8 metres over the length of that unit.
 - (d) The window to the stair core adjoining Suite 406 shall be fitted with obscure glazing.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

3. The following shall be complied with in the development:
 - (a) Details of the external finishes of the proposed extension to include window materials, roofing and balustrade shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
 - (b) The proposed 6 no. French doors along the front (Patrick Street) elevation shall not protrude beyond the existing roofline in this location. A detailed elevation and cross section of one of these windows demonstrating compliance with this requirement shall be submitted for the prior written agreement of the Planning Authority.

Reason: In the interest of visual amenity and protection of the character of the ACA.

4. Site development and building works shall be carried only out between the hours of 08.00 to 18.00 Mondays to Fridays inclusive, between 08.00 to 15.00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the [residential] amenities of property in the vicinity.

5. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. [The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery

and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.].

Reason: In the interests of sustainable waste management.

6. Prior to the opening of the development, a Mobility Management Strategy shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and car-pooling by staff employed in the development and measures to reduce and accommodate the extent of visitor parking. Details to be agreed with the planning authority shall include the provision of centralised facilities within the development for bicycle parking, procedures for the accommodation of set down traffic and coaches and provision of staff and visitor parking.

Reason: In the interest of encouraging the use of sustainable modes of transport and accommodation of parking demand generated by the development.

7. Standard ABP financial contribution condition.

Board Member

Date: 17/09/2018

Terry Ó Niadh

Note: The Board considered and agreed with the Planning Authority that the proposed planting to the south facing elevation of the proposed development should be implemented and that it would add to the visual amenity of the area.