



An
Bord
Pleanála

Board Direction
BD-001284-18
ABP-300940-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/10/2018.

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 zoning objective for the site and the policies of the current Dublin City Development Plan 2016-2022, in particular to section 5.5.12 *Student Accommodation*, section 6.5.5 *Employment, Enterprise and Economic Development Sectors* and section 16.10.7 *Guidelines for Student Accommodation* and with the zoning objective pertaining to the site, Z1 *'To protect, provide for an improve residential amenities'*, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of nearby properties nor the residential amenities of future occupants and would comply with the provisions of the Development Plan. 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

drawings submitted to the Board on 16/02/18, 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. Prior to the commencement of development, the applicant shall submit to, and obtain the written consent of, the planning authority for a revised site layout plan showing the following amendments:

- (i) A soft landscaped and planted privacy strip extending for 1m from the edge of the building along the western and southern elevations;
- (ii) Extending the enclosed secure garden area westwards up to the western elevation and northwards up to the bin storage area;

These works shall be carried out and completed prior to the making available for occupation of the proposed development.

Reason: In the interest of providing for an adequate level of residential amenities on site.

3. The proposed development shall be used only as student accommodation, or accommodation related to a Higher Education Institute, during the academic year, and as student accommodation, or accommodation related to a Higher Education Institute or tourist/visitor accommodation only during academic holiday periods. The development shall not be used for the purposes of permanent residential accommodation, as a hotel, hostel, apart-hotel or similar use without a prior grant of permission.

Reason: In the interests of residential amenities of the area, and to de-limit the type of development to that for which the application was made.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such

works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

5. Site development and building works shall be carried out only between the hours of 08:00 to 19:00 hours Mondays to Fridays inclusive, between 08:00 to 14:00 hours 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 amenities of adjoining residential occupiers.

6. S.48 Unspec.

Board Member

Date: 08/10/2018

Stephen Bohan