



An
Bord
Pleanála

Board Direction
BD-001300-18
ABP-301260-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2018.

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 proposed development which includes the removal of signage both attached to the northern elevation of the bridge and in the vicinity of the bridge along Amiens Street, it is considered that the replacement sign on the southern elevation would achieve an acceptable balance between providing advertising on a thoroughfare where billboard advertising exists, and is permitted in principle, and the protection of the amenities of a prominent streetscape which includes a number of protected structures. It is considered that the proposed development would enhance views of the bridge and the streetscape character and would not, therefore, in overall terms, be contrary to the Outdoor Advertising Strategy in Appendix 19 of the Dublin City Council Development Plan 2016-2022, or 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 in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no additional advertising signs or structures shall be displayed or erected on the building or within the curtilage of the site unless authorised by a further grant of planning permission.

Reason: In the interests of visual amenity.

Insert P.A. condition 2 as condition 3

Insert P.A. condition 3 as condition 4

5. Prior to commencement of the development the developer shall remove, decommission and extinguish the license(s) for the advertising displays on the northern elevation of the Railway Bridge at Amiens Street and the further ten advertising panels in the immediate vicinity of the Bridge as set out in section 1.8.3 of the Planning Report submitted with the application and any advertising use of these display locations shall be subject to a prior grant of planning permission. Details of the existing advertising displays to be removed, including location map and photographs of the

structure, and a dated photographic record of their removal shall be submitted to the planning authority within one month of their removal.

Reason: In the interest of orderly development and visual amenity.

6. All public service cables for the development, including electrical and telecommunications cables, together with support structures shall be located discreetly within the structure. Details shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity

7. The site and building works required to implement the development shall be carried out only between the hours of 0700 to 1800 Monday to Fridays, between 0800 to 1400 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 property in the vicinity.

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

Reason: In the interest of public health.

Board Member

Date: 09/10/2018

John Connolly