



An  
Bord  
Pleanála

**Board Direction**  
**BD-001310-18**  
**ABP-301922-18**

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

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, it is considered that the proposal would not result in a public house/restaurant of excessive size, would not result in an imbalance of uses or loss of diversity in the area, would not be detrimental to the character of the adjacent Architectural Conservation Area or the character of the Conservation Area, would not impact on residential amenity nor would the proposal impact negatively on property values in the area. 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. 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. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, shall be displayed or erected on the buildings unless authorised by a further grant of planning permission.

**Reason:** In the interest of visual amenity

3. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, 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 residential amenities of property in the vicinity

4. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Roads and Traffic Department and the Noise and Air Pollution Section of Dublin City Council.

**Reason:** To ensure a satisfactory standard of development.

**Board Member**

**Date:** 10/10/2018

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Paul Hyde