



An  
Bord  
Pleanála

**Board Direction**  
**BD-002712-19**  
**ABP-303158-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/03/2019.

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 'TC- d' zoning objective associated with the site which seeks to provide for a mix of new town centre activities in accordance with the Docklands Area Plan, it is considered that the proposed change of use from retail and to boutique cinema together with ancillary hospitality area, subject to conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would generally 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, 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. Full details of all proposed signage shall be submitted and approved in writing by to the Planning Authority. Furthermore, notwithstanding Part 2 (Exempted Development – Advertisements) of Schedule 2 of the Planning and Development Regulations, 2001, or any re-enactment thereof, no other signs apart from those signs which are agreed in writing with the Planning Authority shall be displayed at the site without a prior grant of planning permission.

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

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services. Details of the proposed water supply and drainage services, including detailed layouts and specifications, shall be submitted to the Planning Authority for agreement and no development shall commence prior to the confirmation of such agreement in writing by the Planning Authority.

**Reason:** In the interest of public health and to ensure a proper standard of development.

**Board Member**

**Date:** 29/03/2019

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Paul Hyde