



An
Bord
Pleanála

Board Direction
BD-002769-19
ABP-303236-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/04/2019.

The Board decided to grant permission for retention 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, and to the scale and extent of the development proposed for retention, it is considered that, subject to compliance with the conditions set out below, the proposed development for retention would not seriously injure the residential or visual amenity of the area, and would be acceptable in terms of traffic safety and convenience. The proposed development for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, and completed, in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 23rd January 2019, 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The applicant shall also consult with Dublin City Council's Environmental Health Section and shall ascertain and comply with their requirements, if any, in regard to the prevention of a health hazard in the development

Reason: In the interests of public health.

3. The advertisement (4.3sq.m.) on the side (south east) elevation, proposed for retention, shall be omitted. Notwithstanding the provisions of the Planning & Development Regulations 2001(as amended), no advertisement signs other than hereby permitted, including any signs installed to be visible through the windows; advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on the building or within the curtilage, or attached to the glazing without the prior grant of planning permission.

Reason: In the interest of visual amenity.

4. 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.

Reason: In the interest of public health.

5. The hours of operation shall be limited to between 08:00 and 18:00, Monday to Saturday. No pets associated with the dog grooming parlour shall be kept on the premises overnight.

Reason: In the interest of residential amenity.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf

of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid within six months of the date of this Order, or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission

Board Member

Date: 08/04/2019

Chris McGarry