



An  
Bord  
Pleanála

**Board Direction**  
**BD-002817-19**  
**ABP-303347-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/04/2019.

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 location of the site and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed change of use would be acceptable within the subject premises and would be acceptable in terms of its impact on the character of the protected structure, would not seriously injure the amenities of the area or of property in the vicinity, would not give rise to traffic hazard and would therefore be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The change of use herein permitted shall in be in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars submitted on the 1<sup>st</sup> day of November 2018 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 the 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. This permission authorises a change of use from office to educational use only. Notwithstanding the details submitted, the permission does not authorise any works within the subject site, e.g. signage, bicycle shelters, artificial playing surface to the rear, any works to the protected structure.

**Reason:** In the interest of clarity.

3. The developer shall liaise with Dublin City Council with regard to implementation of measures outlined in the School Travel Plan and with regard to management of pedestrian and cycle movement to and from the school building.

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

4. The proposed school shall not operate outside the period of 08:00 to 19:00 hours Monday to Friday inclusive and shall not operate on Saturdays Sundays or public holidays.

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

**Board Member**

**Date:** 15/04/2019

---

Chris McGarry