



An
Bord
Pleanála

Board Direction
BD-003073-19
ABP-303553-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/05/2019.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the nature, scale and design of the proposed development, its city centre location, the planning history of the site, and to the pattern of development in the vicinity, it is considered that, subject to compliance with the condition set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not detract from the character or setting of protected structures, would not detract from the visual amenity of the O'Connell Street Architectural Conservation Area or from the Parnell Square Conservation Area, would not impinge on cultural heritage in the vicinity, would be acceptable in terms of the mixture of uses in this city centre area, would provide for an acceptable density of development, and would be in accordance with the policies and objectives of the Dublin City Development Plan 2016–2022. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development would not result in a poor standard of development, would not injure the amenities of the area, and would overall be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Planpartic

Board Member

Date: 17/05/2019

John Connolly