



An  
Bord  
Pleanála

**Board Direction**  
**BD-003179-19**  
**ABP-303676-19**

The submissions on this file, including the applicant's response of 14/04/2019 to the Board's section 131 notice of 24/04/2019, and the Inspector's report were considered at a Board meeting held on 30/05/2019.

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 zoning objective for the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenity of the area or residential amenity of property in the vicinity, would not detract from the character of protected structures, would not be prejudicial to public health and would 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, as amended by the information received by the planning authority on the 19<sup>th</sup> day of December, 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. Details including samples of the materials, colours and textures of all external finishes to the proposed office building shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

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

3. Water supply and drainage arrangements including the attenuation and 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.

4. The applicant or developer shall enter into water and/or wastewater connection agreements with Irish Water prior to the commencement of development.

**Reason:** In the interest of orderly development.

5. Site development and building works shall be carried out only between the hours of 0700 to 1800 hours Mondays to Fridays inclusive, and between 0800

hours and 1400 hours on Saturdays and not at all on Sundays or bank holidays. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** To safeguard the residential amenities of property in the vicinity.

6. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

**Reason:** In the interest of sustainable waste management.

7. CMP1
8. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -

- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,
- (b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and
- (c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

**Reason:** In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

- 9. Details of the storage, presentation and collection of commercial waste during the operational phase shall be agreed in writing with the planning authority prior to commencement of development.

**Reason:** To ensure sustainable waste management practices.

- 10. The applicant shall undertake to implement all the measures set out in the Mobility Management Plan and to ensure that all future tenants of the proposed office development comply with the objectives of the Plan. A Mobility Manager for the overall scheme shall be appointed to oversee and co-ordinate the preparation of individual plans.

**Reason:** In the interest of sustainable transport provision.

11. Cycle parking to be provided on site shall be secure, sheltered and well lit. Details of the proposed cycle parking to be provided shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** To facilitate more sustainable forms of transportation.

12. No additional development shall take place above roof parapet level including the provision of lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment unless authorised by a further grant of planning permission.

**Reason:** To protect the visual amenities of the area.

15. Section 48 Unspecified

16. Section 49 Unspecified (Luas Crosscity Scheme)

**Board Member**

**Date:** 30/05/2019

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John Connolly