



An  
Bord  
Pleanála

**Board Direction**  
**BD-004269-19**  
**ABP-304952-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/10/2019.

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 of the area, the design, layout and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the development would not seriously injure the visual amenities of the protected structure, the adjoining Canal or any property in the vicinity. The proposed development for which permission is sought 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. The works shall be carried out strictly in accordance with the detailed Architectural and Archaeological Conservation report as submitted by Taylor McCarney Architects on the 1<sup>st</sup> day of May 2019.

**Reason:** To ensure that the quality of the development is commensurate with the protection afforded to the protected structure.

3. Prior to commencement of development, the developer shall provide for the appointment of a conservation expert who shall manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works.

**Reason:** To ensure that the integrity of the historic structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

4. The proposed sign on the southern elevation of the building shall be omitted.

**Reason:** in the interests of the visual amenities of the area and to ensure the protection of the Eglinton Canal.

5. The lights under the canopy shall only operate as emergency lights in conjunction with the fire alarm and shall not otherwise operate outside the opening hours of the bar.

**Reason:** In the interests of the visual amenities of the area and to protect the Eglinton Canal.

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 prior to commencement of development 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:** 15/10/2019

---

Dave Walsh