



An  
Bord  
Pleanála

**Board Direction**  
**BD-005210-20**  
**ABP-306036-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2020.

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 city centre location of the development, to the pattern of development in the area, to the provisions of the Dublin City Development Plan 2016-2022 and to the nature, scale, layout and design of the proposed development, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area, would not detract from the retail primacy of the area 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 lodged with the application, as amended by the further information submitted on the 10<sup>th</sup> October 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 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.

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3. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, serving access arrangements, noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and amenity

4. The noise control measures set out in the Acoustic Assessment Report submitted with the planning application on 10<sup>th</sup> October 2019 shall be implemented in full before the proposed development becomes operational.

**Reason:** In order to safeguard the amenities of adjoining properties.

5. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the amenities of property in the vicinity

**Board Member**

**Date:** 20/02/2020

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Terry Prendergast