



An
Bord
Pleanála

Board Direction
BD-005775-20
ABP-306157-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/05/2020.

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 nature and scale of the proposed development and to the pattern of development in the vicinity, the existing office use on the site, the Z5 zoning objective for the site and the provisions of the Dublin City Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact on the character or sustainable mix of uses in the area, would not result in the long-term loss of residential housing stock in the city centre and would increase the provision of tourist accommodation in the city, and 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 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. The proposed short-term studio units shall be let as single units and shall not be subdivided or amalgamated without a separate grant of planning permission.

Reason: In the interests of clarity.

3. No additional development shall take place above roof parapet level, including 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 amenities of property in the vicinity and the visual amenities of the area.

4. 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 and shall include consultation with Transport Infrastructure Ireland (TII). This Plan shall provide details of intended construction practice for the development, including measures to safeguard against impacts on the operation of the Luas, hours of working, noise management measures, traffic management and site access arrangements and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and local amenities.

5. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, 0800 to 1400 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 residential amenities of property in the vicinity.

Board Member

Date: 19/05/2020

Paul Hyde