



An
Bord
Pleanála

Board Direction
BD-006268-20
ABP-306648-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/08/2020.

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 provisions of policy SC9 of the Dublin City Development Plan 2016-2022 to support and recognise the national and regional role of Dublin Port in the economic life of the city and region and to facilitate port activities and development, the existing developed nature of the site for port-related activities, and the nature and scale of the development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the site's Z7 land use zoning objective, would be acceptable in terms of pedestrian and traffic safety, would not seriously injure the amenities of the area and would be an appropriate use at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment

The Board noted that the proposed development is not directly connected with or necessary to the management of a European site. In completing the screening for Appropriate Assessment, the Board accepted and adopted the screening

assessment and conclusion carried out in the Inspector's report in respect of the identification of the European sites which could potentially be affected, and the identification and assessment of the potential likely significant effects of the development, either individually or in combination with other plans or projects, on these European sites in view of the site's Conservation Objectives.

The Board was satisfied that the development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on Howth Head SAC (Site Code 000202); North Dublin Bay SAC (Site Code 000206); South Dublin Bay SAC (Site Code 000210); Rockabill to Dalkey Island SAC (Site Code 003000); South Dublin Bay and River Tolka Estuary SPA (Site Code 004024); North Bull Island SPA (Site Code 004006); Howth Head Coast SPA (Site Code 004113); or any other European site, in views of the sites' Conservation Objectives.

Conditions

1.	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>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, noise and dust management measures, traffic management measures and off-site disposal of construction/demolition waste.</p>

	Reason: In the interests of public safety.
3.	<p>(a) Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>(b) The flood risk mitigation measures and recommendations contained in the Site-Specific Flood Risk Assessment dated October 2019 shall be implemented in full. Any changes shall be submitted to and agreed in writing with the Planning Authority.</p> <p>Reason: In the interest of public health.</p>
4.	<p>Prior to the commencement of development, the developer shall enter into water and/or waste-water connection agreement(s) with Irish Water.</p> <p>Reason: In the interest of public health.</p>
5.	<p>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.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>

Board Member

Date: 17/08/2020

Maria FitzGerald