



An
Bord
Pleanála

Board Direction
BD-006194-20
ABP-306752-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/07/2020.

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 site's Z5 (City Centre) land use zoning objective, which seeks to sustain life within the centre of the city through intensive mixed-use development, and the existing established use on the site, it is considered that, subject to compliance with the conditions set out below, the retained and proposed development would not seriously injure the residential amenities of the area or of property in the vicinity. The development would, therefore, be in accordance with the proper planning and sustainable development of the area

Conditions

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application, and by the further particulars received by An Bord Pleanála on the 25th day of February 2020, 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. All works to the Protected Structure shall be carried out under the supervision of a qualified professional with specialised conservation expertise.

Reason: To ensure that the proposed works are carried out in accordance with best conservation practice.

3. (a) During the operational phase of the proposed development, the noise level arising from the development, as measured at the nearest noise sensitive locations shall not exceed:

- (i) An Leq,1h value of 55 dB(A) during the period 0800 to 2200 hours from Monday to Sunday inclusive.
- (ii) An Leq,15 min value of 45 dB(A) at any other time. The noise at such time shall not contain a tonal component.

(b) Procedures for the purpose of determining compliance with these limits shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(c) All sound measurement shall be carried out in accordance with ISO Recommendation 1996:2007: Acoustics - Description and Measurement of Environmental Noise.

Reason: To protect the residential amenities of property in the vicinity of the site.

4. No amplified music or other specific entertainment noise emissions shall be permitted within the private open space to the rear covered by the canopies.

Reason: To protect the residential amenities of property in the vicinity.

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: 31/07/2020

Dave Walsh