



An
Bord
Pleanála

Board Direction
BD-006408-20
ABP-306858-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/09/2020.

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 planning history, the pattern of development in the area, the location of the development on lands zoned Z5 in the Dublin City Development Plan, and the central location of the subject site, together with the strategic objectives set out in the National Planning Framework, including National Policy Objective 11, which states that in meeting urban development requirements there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, it is considered that, subject to compliance with the conditions set out below, the proposed amendments would constitute an acceptable land use and built form, would not seriously injure the amenities of property in the vicinity, would not be prejudicial to public health and would generally 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 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 development shall otherwise comply with the conditions of the permission granted under Reg. Ref. ABP301416-18, save as may be required by other conditions attached hereto.

Reason: In the interest of orderly development.

3. Prior to the commencement of development details of materials, colours and textures of the external finishes of the top floor shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

4. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, shall be displayed or erected on the building or within the curtilage of the site unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity and in order to allow the planning authority to assess the impact of any such advertisement or structure on the amenities of the area.

5. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

6. Prior to the commencement of development, the applicant shall submit to, and agree in writing with, the planning authority detailed proposals in respect of bicycle parking, including satisfactory access arrangements.

Reason: In the interest of encouraging sustainable transport.

7. S.48 Unspecified

8. S.49 Unspecified (Luas Cross City Scheme)

Board Member

Date: 07/09/2020

John Connolly