



An
Bord
Pleanála

Board Direction
BD-006761-20
ABP-307790-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/10/2020.

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 the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018, the Dublin City Development Plan 2017-2023, the Georges Quay Local Area Plan 2012-2022, the existing permission on the site 3991/17 and the nature and scale of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would provide an acceptable level of residential accommodation for its intended occupants and would contribute to the overall zoning objective of the site. 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 and by the further plans and particulars received by An Bord Pleanála on the 1st day of September 2020,

except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The developer shall comply with all conditions of the parent application 3991/17 save for amendments made by this application.

Reason: In the interest of clarity.

3. 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.

Reason: In the interest of public health.

4. Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.

Reason: In the interest of public health.

Board Member

Date: 21/10/2020

Maria FitzGerald