



An
Bord
Pleanála

Board Direction
BD-007285-21
ABP-308345-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/01/2021.

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 proposed location of the site within a central city area which is subject to the Dublin City Development Plan 2016-2022 zoning objective: Z5: 'to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity', it is considered that subject to the conditions set out below, the proposed development would not adversely affect the visual amenities of the streetscape within the Conservation Area, would not adversely impact on the retail vitality of 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, as amended by the further plans and particulars submitted to An Bord Pleanála on the 26th day of October, 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 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. No development works shall commence on the site prior to the commencement of works to cease the operation of the betting office, including the removal of all signage from the windows, at 9 Camden Place & 16 Camden Street Lower, Dublin 2. The proposed betting office shall not commence operation until evidence to prove that the existing betting office has fully ceased operation has been submitted for the written agreement of the Planning Authority.

Reason: In the interests of clarity and in the interest of visual amenity.

3. Details of the proposed advertising signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and the protection of the character of the streetscape within the Conservation Area.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours 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: 14/01/2021

Paul Hyde