

An
Bord
Pleanála

Board Direction
BD-008534-21
ABP-308529-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/06/2021.

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 Z1 and Z2 land use zoning objectives which apply to the site, the definition of student accommodation provided under Section 13(d) of the Planning and Development (Housing) and Residential Tenancies Act 2016 which includes the use of such accommodation as tourist/visitor accommodation outside of academic term times, and the temporary nature of the permission, it is considered that, subject to compliance with the condition set out below, the proposed development would constitute an appropriate development at this location, which would not adversely impact on the residential amenities of neighbouring properties. 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 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 temporary use on site for tourist or visitor accommodation hereby permitted shall cease to have effect on the 31st day of May 2021. Following the expiration, the original condition number 3 of planning register reference number 4262/16 (An Bord Pleanála appeal reference number PL 29N.248726) shall apply.

Reason: In the interest of orderly development.

3. The developer shall comply with the conditions attached to the parent permission pertaining to the development permitted under planning register reference number 4262/16 (An Bord Pleanála appeal reference number PL 29N.248726) unless altered by this permission.

Reason: In the interest of orderly development.

Board Member


Stephen Bohan

Date: 15/06/2021