

An
Bord
Pleanála

Board Direction
BD-008899-21
ABP-309198-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/08/2021.

The Board decided to make a split decision, to

- (1) grant permission (subject to conditions) for the proposed upgrading of the existing service entrance from Montague Street between No. 16 and 17 Montague Street

for the reasons and considerations marked (1) under and subject to the conditions set out below, and

- (2) refuse permission for the remainder of the proposed development for the reasons and considerations marked (2) under.

In deciding not to accept the Inspector's recommendation to refuse permission for the entire proposed development, the Board considered that the proposed upgrading of the existing service entrance from Montague Street, between No. 16 and 17 Montague Street, would be acceptable given the location of the site close to the city centre and the nature of the permitted development on the site and that of existing development in the area.

Reasons and Considerations (1)

Having regard to the location of the site close to the city centre, to the nature of the permitted development on the site and that of existing development in the area, and to the provisions of the Dublin City Development Plan 2016 – 2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities, environmental qualities or established character and functions of the area 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 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. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permissions granted on 21/05/2018 under appeal reference number PL29S.249126, planning register reference number 3150/17, and on 19/06/2020 under appeal reference number ABP-306760-20, planning register reference number 4606/19, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

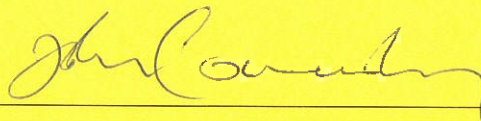
3. Detailing, as well as the materials, colours and textures of all the external finishes to the proposed upgrading of the existing service entrance from Montague Street, between No. 16 and 17 Montague Street, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

Reasons and Considerations (2)

It is considered that the amalgamation of No. 18 Montague Street into the overall development, eroding the legibility of the building characteristics and urban grain, would be insensitive to, and seriously injure, the integrity, setting, character and context of the original structure, streetscape and area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member:



Date: 12/08/2021