

An
Bord
Pleanála

Board Direction
BD-008901-21
ABP-309199-21

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 grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning objectives of the site, namely Z4 and Z8, the planning history of the site, the location of the site close to the city centre, the pattern of development and uses in the area, and to the objectives of the Dublin City Development Plan 2016 – 2022, the Board considered that the proposed development for the purposes of extended ancillary services and uses associated with the previously permitted restaurant/café bar was an acceptable use which would not seriously injure the amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the planning history of the site and, in particular, its previous decision in respect of the parent permission granted on 21/05/2018 under appeal reference number PL29S.249126, planning register reference number 3150/17. Furthermore, the Board considered that the proposed works would contribute to the stability of the existing buildings on site.

Conditions

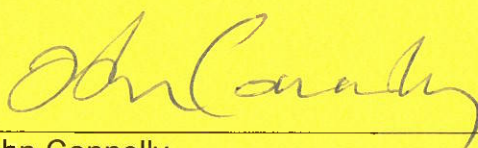
1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála in the 15th day of January, 2021, except as may otherwise be required in order to comply with the 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.

Board Member



John Connolly

Date: 12/08/2021