



An
Bord
Pleanála

Board Direction
BD-008874-21
ABP-309875-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/08/2021.

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 nature and scale of the proposed development for an aparthotel, the zoning of the site, the structural condition of the buildings on the site when the application was lodged, the serving of the Dangerous Buildings notice by Dublin City Council, and the eventual acknowledgement by the Council that these buildings would be removed, it is considered that the proposed development would be in accordance with the provisions of the Dublin City Development Plan 2016-2022 and 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 noted that the applicant had provided evidence that the Architect-in-Charge, Dangerous Buildings Section, Dublin City Council had (on 22nd March 2021) acknowledged that the buildings on site would be removed.

Conditions

1. PlanPartic, as amended by the further plans and particulars received by An Bord Pleanála on the 1st day of April 2021.
2. RestrictUse
3. CommFinishes
4. CycleSpaces (3 no.)
5. CycleChange
6. UrbanWaterDrain
7. IrishWater
8. Cables
9. Noise A
10. RoofPlant
11. UrbanWaste 1
12. CDW
13. CMP 1
14. Arch A
15. RetailAd 1
16. RetailShutter 2
17. S.48 Unspecified
18. S.49 Unspecified

Board Member



John Connolly

Date: 10/08/2021