



An
Bord
Pleanála

Board Direction
BD-011569-22
ABP-310632-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/12/2022.

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 'Town Centre' zoning objective of the subject site, the pattern of development in the city centre area, it is considered that, subject to compliance with the conditions set out below, the change of use sought to be retained, does not adversely impact upon the architectural heritage of the protected structure nor the city core Architectural Conservation Area, nor adversely impact upon the neighbouring amenities within the city centre. The development is therefore, considered to be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 22nd day of September 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. The first floor kitchen facility, the subject of the current appeal, shall be used solely in connection with the established and permitted restaurant business on site. The kitchen facility shall not be used to service any other business or operation.

Reason: In the interest of the proper planning and sustainable development of the area.

Board Member



Michelle Fagan

Date: 14/12/2022