

An
Bord
Pleanála

Board Direction
BD-010448-22
ABP-310694-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/04/2022.

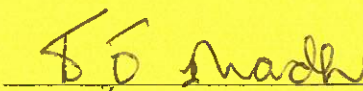
The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Remove condition number 5

Reasons and Considerations

- 1.1. Having regard to the nature and scale of the proposed development, and the pattern of development in the area, including the recent grants of planning permission for developments of a similar size and scale to that proposed, together with the provisions of the Urban Development and Building Height Guidelines (2018) and specifically SPPR1 where it is the government policy to support increased building height and densities at locations with good public transport accessibility particularly in town/city cores, it is considered that the removal of Condition 5(a) is appropriate. Furthermore, it is considered that the layout and fenestration arrangements as proposed would not result in a hotel development which would adversely affect the development potential of back lands to the south-east of the subject site. On this basis it is considered appropriate to remove condition 5(b).

Board Member:


Terry Ó Niadh

Date: 05/04/2022