



The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/07/2022.

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 Z14 zoning objective for the area, the provisions of the Dublin City Development Plan 2016-2022, and the nature and scale of the proposed development for which retention is sought, it is considered that the proposed development would not seriously injure the amenities of the existing buildings on site or the amenities of property in the vicinity, would not adversely impact on nature conservation, and would be acceptable in terms of traffic circulation and road safety. The proposed development would, therefore, 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 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. This permission does not authorise any change of use of the units. The units shall continue to be used as 'light industry' unless otherwise authorised by a prior grant of planning permission.

Reason: In the interests of orderly development and clarity.

3. No additional floorspace shall be formed by means of internal horizontal division within the units hereby permitted unless authorised by a prior grant of planning permission.

Reason: In order to control the intensity of development in the interest of amenity and to ensure that adequate car parking and service facilities will be provided within the development.

4. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows); advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on any of the units or within their curtilage or attached to their glazing without the prior grant of planning permission.

Reason: To enable assessment of the impacts of any such changes on the amenities of the area.

Board Member

Patricia Calleary
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Date: 22/07/2022

