

An
Bord
Pleanála

Board Direction
BD-014231-23
ABP-314450-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2023.

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 nature and scale of the development proposed, to the pattern of development in the vicinity, to the planning history of the subject and adjoining sites, and to the policies of the Dublin City Development Plan 2022 - 2028, it is considered that, subject to compliance with the conditions set out below, the development proposed would not seriously injure the amenities of the Residential Conservation area or of property in the vicinity, and would not detract from the character of the area. The development proposed would, therefore, be in accordance with the proper planning and sustainable development of the area.

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

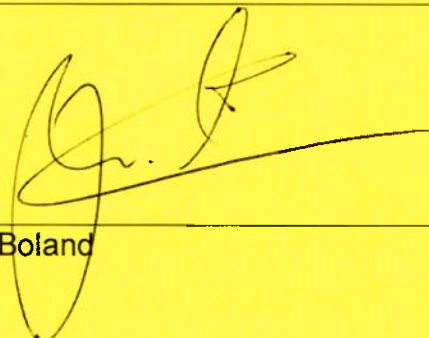
further plans and particulars received by An Bord Pleanála on the 23rd day of August, 2022, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing 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 hours of operation of the premises shall be from 08.00 to 22.30 Monday to Sunday, unless otherwise authorised by a further grant of permission.

Reason: In the interests of protecting the residential neighbours of the premises in this Residential Conservation zone.

Board Member



Joe Boland

Date: 23/10/2023