



An
Bord
Pleanála

Board Direction

BD-017112-24

ABP-315984-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/07/2024.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition number 4

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, to the location of the site on the boundary of the Housing Need and Demand Assessment North Inner City sub-area, to the nature, scale and extent of the proposed development, to the current vacant, decaying nature of this visually-prominent site addressing North Circular Road, Phibsborough Road and the Royal Canal Park, it is considered that the omission of the requirements of condition number 4 from the grant of permission planning authority Reg. Ref. No. 4145/22 would allow for a high quality, mixed-use, compact redevelopment, would positively contribute to the visual amenities, vibrancy and functioning of this key urban village, would not seriously injure the residential amenities of the area or of property in the vicinity, would not be prejudicial to public health, and would be acceptable in terms of traffic safety and

convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member: Eamonn James Kelly **Date:** 26/07/2024
Eamonn James Kelly