

An
Bord
Pleanála

Board Direction
BD-012970-23
ABP-316104-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/07/2023.

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 previously permitted use of the existing structure, which was purposely built as a car park, to the pattern of development in the vicinity and to the temporary nature of the development, it is considered that, subject to compliance with the conditions set out below, retention of the development for a temporary period would not adversely impact on the architectural or archaeological heritage of the area, would not pose an unacceptable risk to traffic or pedestrian safety and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and 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 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.

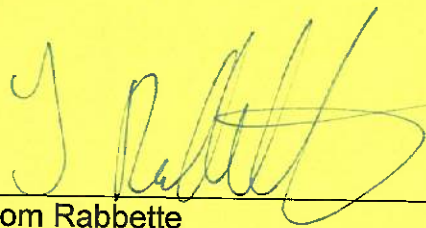
2. The use of the car park as such shall cease within four years of the date of this order, unless prior to the end of that period, planning permission shall have been granted for its retention for a further period.

Reason: It is considered reasonable to grant permission for a limited period to enable the impact of the development to be re-assessed, having regard to circumstances then prevailing, including in relation to transportation policy and the redevelopment of the overall area.

3. The management of the car parking and the pricing regime for users of the car park shall be structured to discourage long stay commuter parking and to encourage short term use associated with the retail businesses in the area. The management and pricing structure shall be as agreed with the planning authority and within two weeks of the date of this order, details of the management and a scheme of pricing shall be submitted to the planning authority for written agreement. In default of agreement, the matter shall be referred to An Bord Pleanála for determination and the management and pricing structure shall be as so determined.

Reason: To discourage use of the car park by commuters.

Board Member



Tom Rabbette

Date: 20/07/2023