



An
Bord
Pleanála

Board Direction
BD-013372-23
ABP-316475-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/08/2023.

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 provisions of the Dublin City Development Plan 2022-2028, the nature and scale of the proposed use as well as the location and context, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the commercial, residential, pedestrian or traffic amenities of the area or of property in the vicinity. The proposed development 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, 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. Notwithstanding the 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 elements shall be displayed or erected on the buildings or within the curtilage of the site, unless shown on the drawings hereby approved or otherwise authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

3. The hours of operation shall be between 0700 hours and 2000 hours Monday to Friday and between 0800 hours and 1800 hours on Saturday, Sunday and public holidays.

Reason: In the interest of the residential amenities of property in the vicinity.

4. A scheme for the storage and collection of waste, in addition to details of litter control within the vicinity of the premises, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the amenities of the area and to provide for a satisfactory standard of development.

Board Member

Eamonn James Kelly

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Date: 23/08/2023