



An  
Bord  
Pleanála

**Board Direction**  
**BD-017788-24**  
**ABP-318086-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/10/2024.

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, including the 'Z4' zoning objective for the area, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed for retention, would be in accordance with Policies CCUV20 'Mixed Use Key Urban Villages/Urban Villages' and CCUV23 'Active Uses' or Policy BHA2 Development of Protected Structures the development plan; would not seriously injure or adversely affect the character or special interest of number 5 and number 6 Grantham Street as Protected Structures, or other Protected Structures in the vicinity; would not seriously injure the residential amenity of dwellings in the area; would not be prejudicial to public health; and would comply with the policies and provisions of the development plan; 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 completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 2nd day of August 2023, 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 increase in opening hours until 2330 shall be limited to Friday and Saturday night only.

**Reason:** To protect the residential amenities of neighbouring properties.

3. The following elements of the development shall be omitted as per the further information received by the planning authority on the 2<sup>nd</sup> day of August, 2023:
  - (a) The extension of the existing restaurant into the existing storage to the rear.
  - (b) The change of use of this area from storage to restaurant, including the smoking area.
  - (c) The alterations to the roof in the extended area rear ground floor and part glass pitched roof with an additional nine roof windows.

For the avoidance of doubt, this permission does not approve any other development, including development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

**Reason:** In the interest of clarity.

**Board Member**

  
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Mary Henchy

**Date:** 07/10/2024