

**An  
Bord  
Pleanála**

**Board Direction  
BD-018711-25  
ABP-319376-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/01/2025.

The Board decided to grant permission and retention 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 relevant policies and objectives of the Dublin City Development Plan 2022-2028, including the 'Z6 'Employment / Enterprise' zoning, the land use objective for which is "To provide for the creation and protection of enterprise and facilitate opportunities for employment creation"; and having regard to the nature of the proposed amendments to the permitted development and the nature of the works proposed for retention permission, and to the pattern of development in the area including the adjacent St. James House site, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development that is proposed to be retained would not seriously injure the amenities of the area or of property in the vicinity; would ensure a high standard of amenity for future employees; would not seriously injure the development potential of neighbouring property; or seriously injure the value of property in the vicinity. The proposed development and the development that is proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

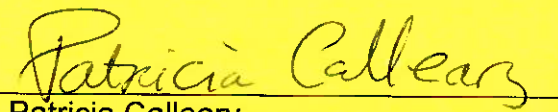
1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority within three months of the date of this Order, or prior to commencement of development, whichever is applicable, and the development shall be retained, carried out and completed in accordance with the agreed particulars. For the avoidance of doubt, this permission shall not be construed as approving any development shown or referenced 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.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission (Register Reference 2388/18 (An Bord Pleanála Reference ABP-301931-19), and subsequent amendment permissions planning authority Register Reference numbers 3292/21 and 5019/22). This permission shall expire on the same date as the parent permission.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

**Board Member**

  
Patricia Calleary

**Date:** 21/01/2025