

An  
Bord  
Pleanála

**Board Direction**  
**BD-019362-25**  
**ABP-321302-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/04/2025.

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 central location of this site, zoned in the Dublin City Development Plan 2022-2028 as "Z4", which seeks to provide for and improve mixed-services facilities, and identifies education as a permissible use, and having regard to the scale and nature of the proposed development, it is considered that, subject to compliance with the conditions below, the proposed development would not seriously injure or adversely impact the residential amenities of adjacent premises, or any other property in the vicinity, 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 to the Planning Authority as amended and clarified by Further Information submitted on 27th of September

2024, save as may be required by the conditions attached hereto. Where 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 educational facility shall only be open to students and/or members of the public during the times of 09.00 to 18.00, Monday to Friday, other than for occasional 'ad hoc' meetings outside those hours. In any event the premises shall not be operated beyond 20.00 on any day. Any extension of hours of operation shall be subject to a separate planning permission

**Reason:** In the interest of residential amenity and to clarify the extent of the permission granted.

3. The site and building works required to implement the development shall only be carried out between the hours of 8.00 am to 6.00 pm Monday to Friday and 8.00 am to 1.00 pm on Saturdays. No activity on site Sundays and Bank Holidays. In exceptional circumstances, hours of operation may be extended for a specific period of time subject to written agreement for the Planning Authority.

**Reason:** To safeguard the amenities of adjoining residential occupiers.

4. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of works. The plan shall include details of arrangements for routes for construction traffic, management of impact on neighbouring accesses and parking, parking during construction works, and the location for storage of delivery to the site.

**Reason:** In the interest of traffic safety and convenience.


5. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of



intended construction practice for the development, including noise and dust management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interest public safety and amenity.

**Board Member**



MaryRose McGovern

**Date:** 02/04/2025