



An
Bord
Pleanála

Board Order

PL 29S.248260

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2019/17

Appeal by Declan Ryan care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 2nd day of March, 2017 by Dublin City Council to grant subject to conditions a permission to Tadhg Campion care of Brock McClure Planning and Development Consultants of 63 York Road, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of the change of use from residential to office within this building. If permitted, condition number 5 of planning register reference number 0008/93 will be amended by way of this development on lands (circa 93 square metres) at The Mews, 1 Charlemont Place, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the size and configuration of the site and the permitted mews building relative to the existing adjoining property at number 9 Harcourt Terrace, to the transitional site location within areas subject to zoning objectives in which office use of the scale and nature of the proposed office at the site is permissible in principle, to the nature of the proposed office use relative to the permitted residential use and to the entrance and frontage, off street cycle and vehicle parking off the lane connected to Charlemont Mall, it is considered that, subject to compliance with the conditions set out below, the proposed change of use would not seriously injure the residential amenities of adjoining property, would not adversely affect the architectural integrity of the conservation area in which Harcourt Terrace is located, would be in accordance with the development objectives for the area and with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required 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 and the development shall be completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

