



An
Bord
Pleanála

Board Order
ABP-309461-21

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 3329/20

Appeal by Paul Tighe and Cathy Summers of 92 McKee Avenue, Finglas, Dublin against the decision made on the 21st day of January, 2021 by Dublin City Council to grant subject to conditions a permission to Prime GP3 Limited of 6 Pembrin Wood, Beechpark Road, Foxrock, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: The proposed development will consist of the demolition of a circa 1,732 square metres part single storey part two-storey office building facing McKee Avenue which was formally part of the Georgia Pacific facility. The proposed development will also provide for a reconfiguration of car parking spaces at the entire former Georgia Pacific facility resulting in a revised provision of 44 car parking spaces overall. Permission is also sought for all ancillary site services and landscape works necessary to facilitate the proposed development; all at a circa 2.83 hectares site at former Georgia Pacific Facility at McKee Avenue, Finglas, Dublin.

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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 "Z6" (Employment/Enterprise) land use zoning for the site as set out in the Dublin City Development Plan 2016-2022, for which the objective is "to provide for the creation and protection of enterprise and facilitate opportunities for employment creation", the vacant status of the existing office building and the proposal to demolish this building in order to facilitate the active use and employment provisions of the wider complex, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the zoning provisions for the site and would not seriously injure the visual and residential amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area and

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 submitted to the planning authority on the 16th day of December 2020, 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 landscaping scheme shown on drawing number 1467-5011, as submitted to the planning authority on the 16th day of December 2020, shall be carried out within the first planting season following substantial completion of external construction works. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

3. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

4. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Dr. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *24th* day of *Sept.* 2021.

