

An
Bord
Pleanála

Board Order
ABP-311660-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

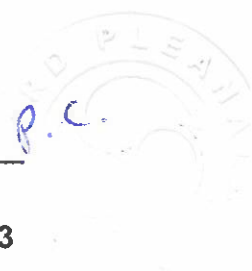
Planning Register Reference Number: 3241/21

Appeal by Atlantic Diamond Limited of Docklands Innovation Park, East Wall Road, Dublin against the decision made on the 16th day of September, 2021 by Dublin City Council to grant subject to conditions a permission to EWR Innovation Park Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of new opening in party wall between Units 7 and 8 with associated access ramp in Unit 8 and amalgamation of Units 7 and 8 at Units 7 and 8 Docklands Innovation Park, 128-130 East Wall Road, 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.



Reasons and Considerations

Having regard to the Z14 zoning objective for the area, the provisions of the Dublin City Development Plan 2016-2022, and the nature and scale of the proposed development for which retention is sought, it is considered that the proposed development would not seriously injure the amenities of the existing buildings on site or the amenities of property in the vicinity, would not adversely impact on nature conservation, and would be acceptable in terms of traffic circulation and road safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

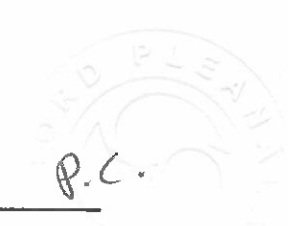
Conditions

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

Reason: In the interest of clarity.

2. This permission does not authorise any change of use of the units. The units shall continue to be used as 'light industry' unless otherwise authorised by a prior grant of planning permission.

Reason: In the interests of orderly development and clarity.



3. No additional floorspace shall be formed by means of internal horizontal division within the units hereby permitted unless authorised by a prior grant of planning permission.

Reason: In order to control the intensity of development in the interest of amenity and to ensure that adequate car parking and service facilities will be provided within the development.

4. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows); advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on any of the units or within their curtilage or attached to their glazing without the prior grant of planning permission.

Reason: To enable assessment of the impacts of any such changes on the amenities of the area.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board

Dated this *27* day of *July* 2022

