



An
Bord
Pleanála

Board Order
ABP-321302-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4042/24

Appeal by Cedar Real Estate Investments ICAV care of Revantage Real Estate Limited care of NOVA South, 160 Victoria Street, London against the decision made on the 24th day of October, 2024 by Dublin City Council to grant subject to conditions a permission to CAPA The Global Education Network Limited care of Creative Space Services of 20 Lower Stephen Street, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use of ground floor and lower ground floor from office to educational use consisting of four number classrooms and associated facilities. Permission also sought for new signage to internal courtyard area and modification of escape route on southern elevation on Albert Place West to allow for disabled refuge point at 2 Iveagh Court, Block B, Harcourt Street, 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 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 set out 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, as amended by the further information submitted on the 27th day of September 2024, except as may otherwise be required in order to comply with the following conditions. 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 0900 to 1800 hours, Monday to Friday, other than for occasional 'ad hoc' meetings outside those hours. In any event, the premises shall not be operated beyond 2000 hours 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 0800 to 1800 Monday to Friday and 0800 to 1300 hours 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 interests 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 interests of public safety and amenity.



Mary Rose McGovern

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 2nd day of April 2025.