



An
Bord
Pleanála

Inspector's Report ABP-319527-24

Development	Change of use of ground floor area from hostel to licensed restaurant and internal alterations.
Location	8 Camden Place, 8A Camden Place, 9 Camden Place & 2 Camden Villas, Dublin 2.
Planning Authority	Dublin City Council South
Planning Authority Reg. Ref.	4827/23
Applicant(s)	Capital Estates Management Ltd.
Type of Application	Permission
Planning Authority Decision	Refuse
Type of Appeal	First Party
Appellant(s)	Capital Estates Management Ltd.
Observer(s)	Brian Colman
Date of Site Inspection	24 th September 2024
Inspector	Bernadette Quinn

1.0 Site Location and Description

- 1.1. The appeal site as indicated within the red line boundary on the site location map includes no. 8a Camden Place which is a mid-terrace two storey building fronting onto Camden Place at its northern boundary and no. 2 Camden Villas, a mid-terrace two storey building which fronts onto Camden Villas at its southern boundary. On Camden Place surrounding development includes an existing hostel and permitted restaurant on the same side as the appeal site. To the northeast on the opposite side of Camden Place no. 1 and no. 2 are in residential use and to the northwest is a mixed-use building containing a café at ground floor and offices above. On Camden Villas, no.'s 2, 3, 4, 5 and 6 are in use as a hostel and no.'s 1 and 7 Camden Villas appear to be in residential use. On the opposite side of Camden Villas the rear elevations of house no's 7, 8 and 9 Camden Buildings directly address the street. Camden Villas is a short and narrow cul de sac accessed via an archway off Camden Street to which access is controlled via gates with a pin. There is a permitted restaurant located at no. 16 Camden Street and no. 9 Camden Place at basement and ground floor level and hostel accommodation on the upper floors. The site has a stated area of 133.6 sq.m.

2.0 Proposed Development

- 2.1. The application relates to an extension of the permitted restaurant use at no. 16 Camden Street and no. 9 Camden Place into no. 8a Camden Place and no. 2 Camden Villas. Permission is sought for a change of use from hostel to restaurant seating area and for a kitchen and kitchen store serving the restaurant to be re-located from the previously permitted basement to the ground floor of no. 8a Camden Place and no. 2 Camden Villas.
- 2.2. Changes are proposed to the front elevation of 8a Camden Place to provide for inclusion of a new opening to provide for a door to the restaurant and modifications to an existing window and door. No amendments are proposed to the elevation of no. 2 Camden Villas.
- 2.3. The planning application was accompanied by an Odour Risk Assessment and a Noise Impact Assessment

3.0 Planning Authority Decision

3.1. Decision

On 21st March 2024 the Planning Authority refused permission for one reason as follows:

It is considered that the proposed change of use of the ground floor area from hostel to licensed restaurant to accommodate additional seating area, accessible toilet, kitchen and storage areas at Nos. 8 Camden Place, 8A Camden Place, 9 Camden Place & 2 Camden Villas, would result in the commercial restaurant encroaching on and negatively impacting on Camden Villas in terms of noise and odours and would impact on the residential amenity of nearby dwellings. The proposed development would therefore seriously injure the amenities and depreciate the value of property in the vicinity, would create an undesirable precedent for similar type development and is contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The first report of the planning officer can be summarised as follows:

- The Planning Authority has serious concerns with the proposed expansion of the kitchen serving the restaurant encroaching further onto Camden Villas. There are serious concerns in relation to the impact on the residential amenities of Camden Villas.
- Further information should be requested in relation to noise and the control of odours from the premises and re-consideration of the floor plans in order to avoid the kitchen and kitchen store encroaching on Camden Villas.

Following submission of further information, the planning officers report can be summarised as follows:

- The existing kitchen serves a common room in the hostel which is now proposed to be a commercial kitchen and kitchen store serving the restaurant at 16 Camden Street, and 8A and 9 Camden Place. The Planning Authority still has serious concerns in relation to the encroachment of the kitchen and

kitchen store serving the restaurant in 16 Camden Street onto Camden Villas and the Applicant has not addressed these concerns in the further information response.

- The applicant submitted an Odour Risk Assessment and a Noise Impact Assessment. The Odour Risk Assessment does not consider the proposed location of the kitchen for the restaurant.
- The encroachment of the restaurant use onto Camden Villas would negatively impact the residential amenity of Camden Villas. It is considered that a kitchen serving the commercial restaurant would be a significant intensification of the existing kitchen at 2 Camden Villas serving the hostel and would impact on the residential amenities of Camden Villas.

3.2.2. Other Technical Reports

Drainage Division: No objection subject to standard condition.

Air Quality Monitoring & Noise Control Unit: Further Information is requested in relation to how the applicant intends to limit the impact noise air emissions will have on local amenity.

3.3. Prescribed Bodies

TII: The proposed development falls within an area set out in a Section 49 Levy scheme for Light Rail. A Section 49 Contribution Scheme Levy should be applied if the development is not exempt.

3.4. Third Party Observations

Two observations were received in relation to the planning application. The issues raised are comparable to the issues raised in the observation to the appeal.

4.0 Planning History

Appeal Site:

2286/14 / PL29S.243665: Application for retention permission for change of use from residential to guest house/hostel use at No.6, No.7 and No.9 Camden Place; No.16

Camden Street and No's 2, 3, 4 Camden Villas, as an extension to existing guest house/hostel at No's 8 and 8a Camden Place, Dublin 2. Permission refused by the Planning Authority for reasons relating to impact on nearby residential properties. Following a first party appeal the decision was overturned by An Bord Pleanala and permission granted.

2152/20: Permission granted on 30/06/2020 for change of use from residential to guest house / hostel use of Nos. 5 & 6 Camden Villas and for two storey extension to rear of No. 6 Camden Villas, all as an extension to existing guest house / hostel at Nos. 6-9 Camden Place, first and second floor of No. 16 Camden Street and Nos. 2, 3, 4 Camden Villas, Dublin 2.

3762/21: Split decision issued on 31/01/2022 for retention permission for modifications to permission approved under 2152/20. Permission granted for the removal of stairs in No. 6 Camden Villas and new first floor corridor connection to guest house/hostel and permission refused for new external door to No. 6 Camden Villas.

3058/20: Permission granted on 08/03/2021 for change of use from Betting Office to Licensed Restaurant at ground floor level (104sqm total), including the reconfiguration of internal layout and provision of customer seating, ancillary staff areas, serving station, accessible toilets, kitchen, storage areas, a new ventilation and duct system and ancillary site works. The permission included Condition no. 2 relating to the control of odours and Condition no. 4 relates to the control of noise.

5202/22: Retention permission granted on 18/05/2023 for additional basement area (82.6 sq.m.) to accommodate toilets, kitchen and storage and minor modifications to elevations all as modifications to approved Licensed Restaurant under Application No. 3058/20. Condition no. 5 relates to the control of odours.

Adjoining Site at 1 Camden Villas:

0422/00: Permission granted on 23rd May 2000 at 18 Lower Camden Street and 1 Camden Villas for a new cellar area underneath, a new front facade, a 3 bedroom and a 1 bedroom apartments over and a pub/restaurant. Condition No. 2 states that No. 1 Camden Villas shall be retained and the structure shall be used as a single dwelling.

5.0 Policy Context

5.1. Development Plan

5.1.1. The Dublin City Development Plan 2022-2028 is the operative Development Plan for the area. It has regard to national and regional policies in respect of infill development within existing built-up areas.

5.1.2. The site is in an area zoned 'Objective Z4 – Key Urban Villages and Urban Villages' with the land use zoning objective 'To provide for and improve mixed-services facilities'. 'Restaurant' is a permissible use within this land use zoning. The stated general objective for such areas is to serve the needs of the surrounding catchment providing a range of retail, commercial, cultural, social and community functions that are easily accessible by foot, bicycle or public transport; in line with the concept of the 15-minute city. Proposals for development should be in accordance with identified general principles which include the following:

- Mixed-Use: Promote an increased density of mixed-use development including residential development with diversity in unit types and tenures capable of establishing long-term integrated communities.
- Commercial/Retail: Promote the creation of a vibrant retail and commercial core with animated streetscapes. A diversity of uses should be promoted to maintain vitality throughout the day and evening.

5.1.3. Section 7.5.3 refers to Urban Villages and includes the following policies:

CCUV20: To support the development, regeneration and or consolidation of Key Urban Villages/urban villages as appropriate, to ensure these centres continue to develop their mixed used role and function adding vitality to these centres including through the provision of residential development.

CCUV30 Cafés / Restaurants: To promote and facilitate the provision of cafés / restaurants in the city and support their role in making the city more attractive for residents, workers, and visitors and in creating employment.

CCUV35: Night Time Economy - To support and facilitate evening / night time economy uses that contribute to the vitality of the city centre and that support the creation of a safe, balanced and socially inclusive evening / night time economy.

CCUV36 New Development - To support uses that would result in the diversification of the evening and night time economy where there is little impact on the amenity of adjoining or adjacent residential uses through noise disturbance and where there are no negative cumulative impacts in terms of other night-time economy uses in the area.

- 5.1.4. Section 15.14.7.2 recognises the positive contribution of café and restaurant uses and the clusters of such uses to the vitality of the city. In considering applications for restaurants, relevant considerations include: The effect of noise, general disturbance, hours of operation and fumes on the amenities of nearby residents; Traffic considerations; Waste storage facilities; Hours of operation; The number/frequency of restaurants and other retail services in the area; The contribution to the vitality and viability of the area.
- 5.1.5. Section 15.14.7.4 Noise, Odour, Ventilation for Restaurant / Café / Take – Away states that noise associated with the use of a café / restaurant / take away should be minimised as to ensure no overspill to street level occurs. Café and restaurant proposals should include an engineering statement to address, noise, ventilation and odour as part of any planning applications.

5.2. Natural Heritage Designations

- 5.2.1. None relevant.

5.3. EIA Screening

- 5.3.1. The proposed development relates to change of use of an existing hostel. The development does not constitute a project for the purposes of EIAR.

6.0 The Appeal

6.1. Grounds of Appeal

A first party appeal has been received against the decision of the planning authority and includes a Noise Impact Assessment and Odour Assessment. The appeal can be summarised as follows:

- The area comprises a diverse range of retail, commercial, café, restaurant and public houses uses at ground floor and upper floors mainly comprise commercial and residential uses. The commercial character reflects the Z4 zoning objective and 'Restaurant' use is a permissible use on Z4 zoned lands.
- The proposal does not seek to establish a new use, is compatible with surrounding uses and would not represent an undesirable precedent.
- Minimal works are proposed to the building's exterior and the proposal will have no adverse impacts on the adjacent red-hatched conservation area.
- Development Plan policy CCUV30, CCUV31, CCUV35, CCUV36 and section 15.14.7.2 support the proposal.
- The reason for refusal is not substantiated. Licensed restaurants of this size and nature are typical of any urban village in close proximity to Dublin City Centre and should not be refused for the reason cited.
- The principle of a licensed restaurant at this location on Camden Street has been established and accepted by the planning authority as evidenced in the extant permissions.
- The existing kitchen and kitchen storage area associated with the permitted restaurant located in the basement and accessed via a stairwell is not optimal for efficient service and delivery and there is a need for its relocation to the ground floor level which is more accessible and has improved light and ventilation.
- The proposal uses the existing building footprint and does not physically encroach on Camden Villas in any way. Nos. 2, 3, 4, 5 and 6 Camden Villas are part of the 'Times Hostel' and permitted by the Planning Authority and An Bord Pleanála.
- The proximity of residential use of no's 1 and 7 Camden Villas was considered by the Board in planning permission 2286/14 where the location of a 24 bedroom hostel with ancillary kitchen and communal area were considered acceptable in the context of the properties at Camden Villas.

- Residential properties at Camden Buildings have limited windows or doors in close proximity to the application site.
- The Planning Authority's opinion that a kitchen serving a commercial restaurant would be significantly more intensive than a hostel kitchen and therefore likely to give rise to additional impacts in comparison to a hostel kitchen is disputed. Commercial kitchens associated with restaurants are subject to strict regulations aimed at addressing and mitigating potential negative impacts such as noise, odour, and fumes on nearby sensitive receptors and conclude operations before official closing time. Hostel communal kitchens typically witness heightened activity levels resulting in elevated noise levels and odours at meal times and after hours.
- The restaurant will be operated in line with the permitted restaurant on the adjoining site at no. 16 permitted under 3058/20 and the associated conditions, will have a closing time of 11pm and drinks served will be complimentary to food.
- A Noise Impact Assessment focused on potential noise impacts on properties at Camden Villas concludes that with mitigation measures, plant noise emissions to nearby receptors will be neutral and will not result in adverse impacts. A condition can be attached regarding effective control of noise.
- The Odour Risk Assessment submitted with the appeal outlines mitigation measures to control odour and a condition can be attached in relation to appropriate odour control measures.
- The proposal would not significantly harm the amenities of the area to the extent that it would negatively impact the value of property in the vicinity.

6.2. Planning Authority Response

None received.

6.3. Observations

One observation received from Brian Coleman can be summarised as follows:

- There is a concentration of bars and licensed restaurants in the area and associated anti-social behaviour including noise resulting in negative impacts on residents including sleep deprivation.
- There are concerns in relation to environmental issues and fire risk from an additional kitchen so close to the existing restaurant kitchen at 17 Camden Street.
- There are discrepancies in drawings which refer to a raised area for musicians.
- The assessments relating to odour and noise seem outdated with the noise assessment carried out in 2020 during the Covid pandemic when bars were not fully operating.

7.0 **Assessment**

7.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, and inspected the site, and having regard to relevant local/regional/national policies and guidance, I consider that the main issue in this appeal are as follows:

- Principle of Development
- Impact on Residential Amenity

7.2. **Principle of Development**

7.2.1. The appeal site is zoned objective Z4 - 'To provide for and improve mixed-services facilities.' Restaurant' is a permissible use within this land use zoning. The general objective for Z4 areas is to serve the needs of the surrounding catchment providing a range of retail, commercial, cultural, social and community functions that are easily accessible by foot, bicycle or public transport; in line with the concept of the 15-minute city. The development plan outlines general principles for development within these areas which include to promote an increased density of mixed-use development including residential development with diversity in unit types and tenures capable of establishing long-term integrated communities.

7.2.2. In assessing planning application 3058/20, the planning officer noted that the restaurant was to serve the hostel guests as well as visiting members of the public and requested, by way of further information, that a physical connection be provided between the hostel and the restaurant, and this was included in drawings submitted with the further information response. This physical internal connection between the hostel and the restaurant does not appear to be included with the proposed modifications in the current application. Notwithstanding that the first party has outlined that the restaurant is proposed to serve hostel customers and the public, I consider that the proposed development should be assessed on its merits as a restaurant independent from the hostel. I consider that the use of the site for a restaurant is acceptable in principle, subject to an assessment of impacts on surrounding properties.

7.3. Impact on Residential Amenity

- 7.3.1. The area around Camden Street has many licenced premises and clubs which are primarily nighttime activities. Adjoining the appeal site at no. 16 Camden Street and no. 9 Camden Place, permission was granted by Dublin City Council under reference 3058/20 and amended under 5202/22 for a restaurant. The proposed hours of operation were stated to be between 07:00 to 23:00 and no conditions were attached to that permission in relation to hours of operation. Conditions were attached in relation to noise limits during hours of operation and odour control. Residential properties in the vicinity of the appeal site include no. 1 and no. 2 Camden Place, no. 1 and no. 7 Camden Villas, and the rear of properties at 7, 8 and 9 Camden Buildings. The first party argues that the principle of a licensed restaurant at this location has been established in the extant permissions and that licenced restaurants of this size and nature are typical of any urban village.
- 7.3.2. Public access to the permitted restaurant is from Camden Street in a predominantly commercial area with a mix of uses, including bars, restaurants and tourist accommodation. Having reviewed the drawings submitted it would appear that this permitted entrance would serve as the main access to the proposed extended restaurant area. Two new entrances are proposed on Camden Place, one of which will provide an additional access to the restaurant and a second will provide access to the hostel escape stairs. An existing door to the hostel will provide a second access to the restaurant from Camden Place.

- 7.3.3. The observer to the appeal raises concerns in relation to the impact on residential amenities on Camden Place including from noise and odour. No. 1 and no. 2 Camden Place are in residential use and located on the opposite side of the road approximately 7.5m from the front of no. 8a Camden Place. I note that the planning authority raised no concerns in relation to the impact on residential properties on Camden Place.
- 7.3.4. A Noise Assessment submitted with the appeal finds that plant noise emissions from the proposed development to nearby receptors are calculated to be neutral and will not result in adverse impact. An Odour Assessment submitted with the appeal notes that the kitchen/food preparation area will be located centrally between no. 8a Camden Place and no. 2 Camden Villas with extracted air discharged vertically 1m above the ridge of the roof of 2 Camden Villas and that with proposed odour control measures adverse impacts are not expected. I note that in planning permission 3058/20 an extraction duct was permitted within no. 9 Camden Place to address odour arising from the restaurant and this was considered acceptable by the planning authority. Noting the findings of the Odour and Noise Assessments and the limited additional scale of development above that already permitted, I consider additional impacts beyond that already permitted are unlikely to arise from plant noise and odour.
- 7.3.5. The site is located in a mixed use urban village location containing a mix of commercial and residential uses. The Dublin City Development Plan includes Policy CCUV36 which seeks to support uses that would result in the diversification of the evening and night time economy where there is little impact on the amenity of adjoining or adjacent residential uses through noise disturbance and where there are no negative cumulative impacts in terms of other night-time economy uses in the area. In this regard, I note there is a permitted restaurant and hostel as well as a number of bar and restaurant premises within and surrounding the appeal site. Having regard to the nature and scale of development proposed, the proposed hours of operation between 7am and 11pm, and to existing and permitted development in the area, I do not consider that the proposed development would give rise to excessive amenity issues in terms of noise and anti-social behaviour. The nature of the proposed use, being a kitchen to serve a 'sit down' restaurant and an extension to the permitted restaurant would not in my view give rise to potential for noise

generated by late night congregation of people outside the premises and is unlikely to give rise to significant negative impacts on the amenities of existing residents on Camden Place or on Camden Villas. I note the concerns of the observer in relation to potential noise impacts arising from the use of a raised area for musicians shown on drawings submitted to the planning authority, however this was omitted from plans following a request for further information. If the Board decides to grant permission I consider it appropriate that kitchen operating hours be limited to 07:00 – 23:00 in line with the permitted restaurant and that a condition be attached in relation to noise levels during operation of the development.

- 7.3.6. Camden Villas is a pedestrian street with a total length of approximately 60m and a width of between approximately 2 metres and 7 metres and is accessed via a controlled access gate from Camden Street. Buildings on the northern side of Camden Villas which comprise nos. 2-6 inclusive are incorporated into the existing hostel. No. 1 and No. 7 Camden Villas are, as identified in the Noise Impact Assessment submitted with the appeal, in residential use, with No. 1 immediately to the west of the appeal site's southern boundary and no. 7 directly opposite No. 1 at a distance of approx. 2.1m at a point where the laneway narrows. On the southern side of Camden Villas, nos. 7, 8 and 9 Camden Buildings are also identified in the Noise Impact Assessment as in residential use with their rear elevations located directly on Camden Villas. The rear elevation of no. 9 Camden Buildings is located directly opposite no. 2 Camden Villas within which the proposed kitchen store is to be located at a distance of 6.9m.
- 7.3.7. An existing bin store serving the hostel and permitted restaurant is located adjacent to the rear elevation of no. 9 Camden Buildings. The plans submitted indicate that this existing waste storage area will accommodate waste storage from the restaurant with waste brought through the lane to Camden Street for collection twice weekly. I note this arrangement was permitted as part of the restaurant permitted under 3058/20 and amended under 5202/22.
- 7.3.8. The first party notes that the proximity of residential properties on Camden Villas to the extant hostel use was previously considered acceptable by the Board in the assessment of planning permission 2286/14 (ABP. Ref. PL29S.243665). Notwithstanding the first party's case that a restaurant kitchen is subject to strict regulation aimed at addressing and mitigating potential negative impacts such as

noise, odour and fumes and that opening hours would have less impact than a hostel kitchen's hours of use, I consider the a restaurant kitchen at this location has the potential for additional impacts on Camden Villas in terms of noise and general disturbance, for example relating to deliveries to the restaurant kitchen and bin removal. Whilst I am satisfied that the noise and odour assessments provide for sufficient measures to address plant noise and cooking odours arising from the use of the kitchen, I note that as a result of the proposed development a link would be provided from the restaurant through the kitchen and kitchen store to Camden Villas. I consider this link has the potential to provide for increased servicing of the restaurant via the proposed kitchen and kitchen store from Camden Villas and has the potential to result in residential amenity impacts on properties at no. 1 and no. 7 Camden Villas and no. 7, 8 and 9 Camden Buildings. If the Board decides to grant permission I consider it appropriate that no deliveries to the kitchen shall be permitted via Camden Villas and that handling of refuse including bottles and jars outside of the internal floorspace be limited to between 09:00 and 21:00 to address potential noise impacts on adjoining residents arising from deliveries and waste removal. I consider these matters can be addressed by condition in the event of a grant of permission.

8.0 AA Screening

- 8.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The subject site is located approx. 3.5 km from the South Dublin Bay and River Tolka Estuary SPA (site code 004024) and the South Dublin Bay SAC (000210).

The proposed development comprises the change of use of a ground floor area from hostel to restaurant and kitchen and internal alterations. No nature conservation concerns were raised in the planning appeal.

Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- The nature and scale of the proposed change of use and internal alterations and the serviced nature of the site.
- The location and distance from nearest European site and the lack of any hydrological connectivity between the application site and the SAC/SPA.
- Taking into account screening determination by the Planning Authority.

I consider that the development to be retained would not be likely to have a significant effect individually, or in-combination with other plans and projects, on a European Site and appropriate assessment is therefore not required.

9.0 Recommendation

9.1. I recommend that planning permission should be granted, subject to conditions.

10.0 Reasons and Considerations

10.1. Having regard to the Z4 Key Urban Villages / Urban Villages zoning objective pertaining to the site it is considered that the proposed change of use from hostel to restaurant, subject to compliance with the conditions set out below, would not detract from the residential amenities of the area and would not seriously injure the residential amenity of properties in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1. The development shall be carried out and completed 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 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. (a) The permitted development shall not operate between 2300 hours and 0700 hours on any day.

(b) No deliveries shall be taken at or dispatched from the premises via Camden Villas.

(d) No handling of refuse including bottles and jars outside of the internal floorspace of the permitted development may take place between 2100 hours and 0900 hours on any day

Reasons: In the interests of residential amenity and clarity.

3. (a) No awnings, canopies or projecting signs or other signs shall be erected on the premises without a prior grant of planning permission.

(b) External roller shutters shall not be erected and any internal shutters shall be of the 'open-lattice' or 'perforated' type and shall be coloured to match the shopfront colour.

Reason: In the interest of visual amenities of the area

4. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between the hours of 0700 to 1400 hours 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 amenities of property in the vicinity

6. 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 hours of working, management measures for

noise, dust and dirt, construction traffic management proposals and off-site disposal of construction waste.

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

7. During the operational phase of the proposed development the noise level shall not exceed (a) 55 dB(A) rated sound level between the hours of 0700 to 2300, and (b) 45 dB(A) 15min and 60 dB LAfmax, 15min at all other times , (corrected for a tonal or impulsive component) as measured at the nearest dwelling. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity of the site

8. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission

9. The developer shall pay to the planning authority a financial contribution in respect of the LUAS Cross City Scheme in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning

authority under section 49 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Bernadette Quinn
Planning Inspector

13th November 2024

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	ABP-319527-24		
Proposed Development Summary	Change of use of ground floor area from hostel to licensed restaurant and internal alterations		
Development Address	8 Camden Place, 8A Camden Place, 9 Camden Place & 2 Camden Villas, Dublin 2		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	
		No	No further action required
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?			
Yes		Class.....	EIA Mandatory EIAR required
No	X		Proceed to Q.3
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?			
		Threshold	Comment (if relevant)
No		N/A	No EIAR or Preliminary Examination required
Yes		N/A	Proceed to Q.4

4. Has Schedule 7A information been submitted?

No	N/A	Preliminary Examination required
Yes	N/A	Screening Determination required

Inspector: _____ **Date:** _____