



**General:**

**ABP Case No.:** ABP-319430-24  
**Meeting:** BM-004714-25  
**Meeting Date:** 28/01/2025  
**Meeting Location:** Office of An Bord Pleanála  
**Board Meeting Record Signed Off:** Yes

**Attendees:**

MaryRose McGovern  
Declan Moore  
Mick Long

**ABP Case:**

**Inspector:** John Duffy  
**Board Member:** Mick Long  
**Case Type:** Normal Planning Appeal PDA2000  
**Development Address:** 177-179 James's Street, Dublin 8  
**Development Description Summary:** Proposed 1,407 sq. m. health spa (including ancillary cafe bar) and all associated works.

**Decision:**

**Inspector Recommendation Accepted?** Generally Accepted  
**Conflict of Interest Identified?** No  
**If Yes, Reason for Conflict of Interest:**  
**Meeting Outcome:** Decision Made  
**Decision:** Grant permission with conditions  
**Split Vote:** No  
**If Yes, Ratio:**  
**Discussion Details:**

<b>Board Member 1 - Sign off</b>  <b>Signed Off By:</b> MaryRose McGovern <b>Date Signed:</b> 28/01/2025	<b>Board Member 2 - Sign off</b>  <b>Signed Off By:</b> Declan Moore <b>Date Signed:</b> 28/01/2025
---	--