



An
Bord
Pleanála

Board Direction
PL06S.247642

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 5th, 2017.

The Board decided to grant permission (by a 2:1 majority) for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard, inter alia, to:

- the nature, extent and design of the proposed development,
- the provisions of the South Dublin County Development Plan 2016-2022 including:
 - the OS objective on part of the site which seeks to preserve and provide for open space and recreational amenities and on which residential development is open to consideration, and
 - the policies under Section 11.3.2 (ii) in respect of development in Corner/Side Garden Sites;
- the planning history of the site,
- the overgrown nature and limited functionality of the adjacent open space that forms part of the site,
- the pattern of development in the area, and
- the report of the planning Inspector.

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the South Dublin County Development Plan 2016-2022 which seek, inter alia, to encourage

urban consolidation and the economic use of serviced lands through higher densities, infill development and the development of corner sites, would not seriously injure the amenities of the area or of property in the vicinity, would not give rise to increased flood risk elsewhere in the catchment and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the drawings and documentation submitted by the applicant which indicate that the previously refused scheme under PA Ref. SD16A/0015 has been amended in the current application to provide a 10 metre riparian strip between the western boundary and the top of the bank of the active watercourse. Subject to a condition expressly requiring the provision of a 10 metre riparian strip the Board considered that the proposed development would be acceptable in this case.

The Board generally concurred with the Inspector that a material contravention of the OS objective does not arise in this case given that residential development is open to consideration on lands so zoned.

Conditions

1. Standard Plan particulars
2. Prior to the commencement of development a site layout (1:200) plan shall be submitted to and agreed in writing with the planning authority showing the provision of a 10 metre riparian strip between the western boundary of the development site and the top of the bank of the active watercourse. The resultant riparian strip shall make adequate provision for a future pedestrian though route along the river bank.

Reason: To comply with the provisions of the South Dublin County Development Plan 2016-2022 in respect of riparian strips and in the interests of the amenities of the area.

3. Standard external finishes general

4. Urban Waterdrain
5. InternRoad 1
6. Cables
7. Construction hours
8. CMP1
9. Security 1
10. S.48 Unspecified.

Board Member

Date: April 7th, 2017

Nicholas Mulcahy