



An  
Bord  
Pleanála

**Board Direction**  
**PL29N.247811**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on May 11<sup>th</sup> 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the provisions of the Dublin City Development Plan 2016-2022, to the planning history of the site, to the scale and nature of the proposed development and to the recognised need for housing at this location, 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 development plan, would not adversely affect the amenities of the area, would be appropriate within the area, would provide an acceptable standard of amenity for future residents and would promote sustainable modes of transportation. The proposed development 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, except as may be amended by Further Information received by the planning authority on the 7<sup>th</sup> day of November 2016 and the first party response received by An Bord Pleanála on 03<sup>rd</sup> day of February 2017, and 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. The proposed development shall be amended as follows:
  - (a) The proposed third floor of the central block shall be omitted from the proposal, accommodating Units 21 and 22, together with Unit 14 on the second floor of this central block shall also be omitted
  - (b) The projecting balconies to the front of the block facing onto North King Street shall be omitted and recessed behind the façade of the building
  - (c) The proposed open elevated walkway shall be comprised of glazed balustrades, permanently obscured of minimum height 1.8 metres

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of visual and residential amenity.

3. The residential units hereby permitted shall be used as social housing managed by the applicant or an approved housing body, and shall not be let or sold on the open market without a prior grant of planning permission

**Reason:** In the interests of clarity

4. Prior to the commencement of development, the developer shall submit details and samples of all proposed external finishes for the written agreement of the planning authority. Any proposed render finish shall be self-finish in a suitable colour and shall not require painting

**Reason:** In the interest of visual amenity.

5. (a) Proposed signage to North King Street elevation shall be comprised of individual lettering mounted directly onto the façade of the building in a material such as stainless steel

(b) Apart from the signage agreed to under (a), notwithstanding the 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 elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

**Reason:** In the interest of visual amenity.

6. Access arrangements shall comply with the detailed standards of the planning authority for such works.

**Reason:** In the interests of amenity and of traffic safety.

7. All residential units shall be used as single residential units

**Reason:** In the interests of clarity

8. Water supply and drainage arrangements, including the attenuation and 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 and to ensure a proper standard of development.

9. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 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 residential amenities of property in the vicinity.

10. Prior to commencement of development, the developer shall submit a construction and demolition waste management plan be submitted to and agreed in writing with the planning authority for agreement prepared in accordance with the Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects published by the Department of the Environment, Heritage and Local Government in July, 2006. This shall include details of wastes to be generated during site clearance and construction phases and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material.

**Reason:** In the interest of orderly development and sustainable waste management.

11. The naming/numbering of the proposed development shall be agreed in writing with the planning authority prior to its occupation.

**Reason:** In the interest of orderly street numbering.

12. Security roller shutters, if installed in the commercial unit, shall be recessed behind the perimeter glazing and shall be factory finished in a single colour to match the colour scheme of the building. Such shutters shall be of the 'open lattice' type and shall not be used for any form of advertising, unless authorised by a further grant of planning permission.

**Reason:** In the interest of visual amenity.

13. Prior to commencement of development the developer shall submit, and obtain the written agreement of the planning authority to, a plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials, and for the ongoing operation of these facilities.

**Reason:** To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment

14. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to and agreed in writing with the planning authority for agreement prior to the commencement of development.

**Reason:** In the interest of amenity and public safety.

15. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site. In this regard, ducting shall be provided to facilitate the provision of broadband infrastructure within the proposed development.

**Reason:** In the interest of orderly development and the visual amenities of the area.

16. The applicant shall comply with all requirements of the planning authority in relation to landscaping and planting. The subject landscaping scheme shall be carried within the first planting season following substantial completion of each phase of the external construction works.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of 5 years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interests of residential and visual amenity.

17. Standard model Archaeology condition
  
18. Standard model “ no roof mounted equipment etc“ condition

**Board  
Member**

**Date:11.05.17**

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Paul Hyde