



The submissions on this file and the Inspector's report were considered at a Board meeting held on 9th November 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 planning history, including the extant permission on site, the nature and scale of the proposed development and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with development plan policy in the provision of student accommodation, would not be detrimental to the character of the architectural conservation area, and would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would 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 and as amended by further information submitted to the planning authority on 3rd February 2017 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 any development authorised by this planning permission

and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this planning permission, the development shall be carried out and completed in accordance with the terms and conditions of the parent planning permission granted on 16th February 2016 under planning authority reg. ref. no. 3366/15 as extended and any agreements entered into thereunder. This permission shall cease to have effect on the date of which the parent planning permission reg. ref. no. 3366/15 expires.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous parent planning permission.

3. The proposed development shall be revised as follows:

- a) The total number of student accommodation bed spaces shall be reduced by 14 to an overall total of 393 bed spaces.
- b) The proposed ground floor 'Cluster Type 3' student accommodation (8 no. bed spaces) associated 'Kitchen' (32.6 sq.m.) and 'Laundry Room' (25 sq.m.) shall be omitted and replaced by the previously approved laundry room, Gym (55 sq.m.) Kitchen (32.6 sq.m.) and 'Movie Room' as shown on drawing U182 P101A 'Approved Ground Floor Plan' (as received by the planning authority on 3rd February 2017).
- c) The proposed first floor 'Cluster Type 4' student accommodation (6 no. bed spaces) and associated kitchen (32.6 sq.m.) shall be omitted from the first floor and the space shall revert to a double height space above the ground level common areas below as previously approved and shown on drawing U182 P102A 'Approved First Floor Plan' (as received by the planning authority on 3rd February 2017).
- d) The proposed common room (141 sq.m.) on the first floor shall be omitted and the space shall revert to a double height space above the ground floor

level Lobby and Common Room areas below as previously approved and shown on drawing U182 P102A 'Approved First Floor Plan' (as received by the planning authority on 3rd February 2017).

- e) Development on the eighth floor shall be as previously approved and shown in drawing U182 P109 'Approved Eighth Floor Plan' (as received by the planning authority on 22nd November 2016).
- f) Bicycle parking may be proportionally reduced. All external bicycle storage spaces shall be covered.
- g) A schedule of the internal gross floor area of each room (student, office, indoor amenity spaces, kitchen and such like) shall be measured and indicated correctly on revised drawings. Student accommodation bed spaces shall comply with the minimum standards required in the current Dublin City development plan.

Detailed drawings incorporating these changes shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of any construction authorised by this permission.

Reason: In the interest of residential amenity in the area and for future occupants. The Board considered it appropriate to reinstate central communal facilities serving future residents in order to provide satisfactory amenities and to avoid overdevelopment.

4. Prior to the commencement of any construction authorised by this permission the developer shall submit drawings detailing the following for the written agreement of the planning authority:

- a) the proposed fire escape and plant room vent fronting onto Gardiner Lane in elevational drawings
- b) the ground floor landscape drawings shall reflect the section fronting onto Gardiner Lane (i.e. the first floor / at-grade level) harmonising correctly with architectural drawing U182 P101A (as received by the planning authority on 3rd February 2017)

Reason: In the interest of orderly development and visual amenity.

5. 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.

Board Member

Date: 16th November 2017

Eugene Nixon