



An
Bord
Pleanála

**Board Direction
PL29N.249368**

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 25th 2018 and at a further meeting on February 15th 2018.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

In coming to its decision the Board had regard to the following:

- Sustainable Urban Housing: Design Standards for New Apartments' (2015)
- 'Sustainable Residential Development in Urban Areas' and associated 'Best Practice Urban Design Manual' (2008)
- 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007)
- The Dublin City Development Plan 2016-2022,
- The Clongriffin-Belmayne Local Area Plan 2012-2018
- The nature, scale and layout of the proposed development,
- The pattern of development in the area,
- The observations and submissions on file
- The inspectors report and recommendation

The Board was satisfied that subject to the conditions as set out below, the proposed development would not injure the residential amenities of adjoining properties or the residential amenities of future occupants, would be acceptable in terms of visually amenities and would also be acceptable in terms of pedestrian and traffic safety 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 considered that subject the omission of apartments, no'd 181,182, 196, 197, 208 + 209 in Block D and the omission of the associated archway the proposed development would be acceptable in terms of quality of design and layout and permeability and considered that given the high level of passive surveillance and the level of management associated with 'Build to let' schemes, that the location of the proposed public open space was acceptable in terms of the residential amenities of future occupants. The Board further considered that having regard to the southern aspect of the units the proposed balconies would be acceptable in terms of the quality of private open space provision for the relevant apartments notwithstanding the proximity of the adjoining public roadway.

The Board carried out a screening exercise in relation to the potential impacts of the proposed development on European sites, and having regard to its nature and scale, to the receiving environment, to the Habitats Directive screening statement submitted with the further information to the planning authority, to the submissions on file generally, and to the Inspector's assessment, which is adopted, concluded that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on any European site.

Conditions

1. Plans and Particulars
2. The proposed development shall be amended as follows;
Units 181,182, 196, 197, 208 + 209 in Block D and the associated 2 storey archway underneath shall be omitted. the resultant space shall be landscaped and made available as public open space

Revised details shall be submitted to and agreed in writing with the planning authority prior to the commencement of works on site.

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

3. As per PA C4
4. As per PA C6
5. As per PA C9
6. Materials and finishes
7. Landscaping as per PA C7
8. As per PA C11
9. As per PA C13
10. CMP incl hours of working
11. C & D WMP
12. Std public lighting
13. Std naming condition
14. Std Noise Condition for construction phase

- 15. As per PA C18
- 16. Part V
- 17. Bond
- 18. S48 Unspecified
- 19. S48 2 c Unspecified

Board Member

Date: 15. 02.18

Paul Hyde