



An
Bord
Pleanála

Board Direction
BD-000988-18
ABP-301421-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24.08.2018.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition numbers 2(a), 5 and 24.

Retain Condition numbers 2(e), 2(f), 7, 10 and 31.

Amend condition numbers 2(b), 2(c), 2(d) and 4 as follows:

Condition 2(b)

Unit Nos 24 and 42- as shown on Site Layout Plan 002A1 submitted to the planning authority on 22 February 2018 - shall be omitted.

Condition 2(c)

Unit Nos 1, 23, 25, 41 - as shown on Site Layout Plan 002A1- shall be redesigned to incorporate dual frontage, with the main elevation facing the eastern boundary. A door and windows shall be provided at ground floor level which addresses the eastern boundary and

associated open strip. The redesign shall include a privacy strip extending from the side elevation of the units, inclusive of a boundary treatment with a maximum height of 1.2 m to the side of the front of the building line of each unit.

Condition 2(d)

A pedestrian footpath shall be designed and located immediately west of the eastern burgage hedge – running between Street 1 and Street 4 - as shown on Site Layout Plan 002A1.

Revised plans illustrating these amendments in Conditions 2 (b), (c) and (d) , including details of the privacy strip, to be submitted to the planning authority for written agreement.

Condition 4

A revised site layout showing the location of bicycle storage to be provided in accordance with the South Dublin County Council Development plan 2016-22.

Reason: In the interest of traffic safety.

Reasons and Considerations

- (a) Having regard to the framework plan set down under the Newcastle Local Area Plan, and the natural features in the area, the amendment of Conditions 2(b), 2 (c), and 2(d) and the retention of 2(f), would be accordance with the proper planning and sustainable development of the area.

- (b) The provision of a pedestrian linkage from north to south as proposed under condition no. 2(d) would enhance the quality of the residential development proposed, would not conflict with the objectives of the Newcastle Local Area

Plan 2012 and would be in accordance with the proper planning and sustainable development of the area.

- (c) Having regard to framework plan set out under the Newcastle Local Area Plan 2012, it is considered that Block E provides an unsatisfactory design arrangement in relation to the adjoining open spaces and streets.
- (d) The overall design, scale and layout of the proposed development would be acceptable in the context of the visual amenities of the area and the residential amenities of future residents. The proposal would, therefore, be in accordance with the proper planning and sustainable development of the area.
- (e) The provision of a bond to ensure protection of trees and hedgerow to be retained on site during construction of the project is reasonable and would be in accordance with the proper planning and sustainable development of the area.
- (f) Adequate information is available to assess the application to traffic impact.
- (g) The inclusion of charging points for electrical vehicles is consistent with the ppds of the area.
- (h) In the context of the South Dublin County Council Development Plan 2016-22, the retention of Conditions 10, and the removal of Conditions 2(a) and 24 is considered to be in accordance with national policy and the Development Plan and the ppds of the area.

Board Member

Date: 27/8/2018

Terry Prendergast

Note: The Board agrees with the Planning Authority that an alternative proposal for the Block E site, that contributes to the streetscape and provides passive surveillance would be appropriate.

Note: Please issue Direction with Order