



An
Bord
Pleanála

Board Direction
BD-003587-19
ABP-303796-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th July, 2019.

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

Reasons and Considerations

Having regard to

1. The policies and objectives set out in the Dun Laoghaire-Rathdown County Development 2016-2022,
2. Project Ireland 2040- National Planning Framework
3. Design Manual for Urban Roads and Streets (DMURS)
4. Sustainable Urban Residential Development Guidelines (DoEHLG 2009)
5. Urban Design Manual - A Best Practice Guide (DoEHLG 2009).
6. Quality Housing for Sustainable Communities Guidelines (DoEHLG 2007)
7. The Guidelines for Planning Authorities on Sustainable Urban Housing: Design Standards for New Apartments, 2018
8. The planning history of the site
9. The nature, scale and design of the proposed development,
10. The submissions and observations received, and
11. The submissions and observations received, and
12. The report of the Inspector

It is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable residential density in this location, would not seriously injure the residential or visual amenities of the area, would be acceptable in terms of urban design, height and quantum of development, would be acceptable in terms of quality and quantity of open space and would be acceptable in terms of pedestrian and traffic safety. The proposed development 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 the layout was of a satisfactory design and density and considered it to be compliant with Design Manual for Urban Roads and Streets, 2013 (DMURS) and the Sustainable Urban Residential Development Guidelines (DoEHLG 2009) and that the amount of open space proposed was acceptable.

Conditions

PA's Conditions 1,2,5,10,11,13,14,

ABP Model Conditions on

- Owner's Management Company
- Construction Hours
- Undergrounding of service cables (See PA Condition 6)
- Development naming
- No additional development above roof parapet level
- Part 5
- Taking in Charge
- Construction Management Plan
- Section 48 Development Contribution
- Bond
- All of the parking spaces serving the development shall be provided with electric vehicle charging points. Details of how it is proposed to comply with these requirements, including details of design of, and signage for, the electrical charging points shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

- **Reason:** in the interest of sustainable transportation

Board Member

Date: 18/07/2019

Terry Ó Niadh