



An
Bord
Pleanála

Board Direction
BD-005715-20
ABP-305661-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/05/2020.

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:

- National Planning Framework
- The Dublin City Development Plan 2016-2022
- Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) Guidelines for Planning Authorities. Department of Environment, Heritage and Local Government, May 2009.
- Urban Design Manual A best practice Guide. May 2009.
- Design Manual for Urban Roads and Streets, DMURS 2013
- The Planning System and Flood Risk Management (including the associated 'Technical Appendices') Dept Environment Heritage and Local Government November 2009.

- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities – Department of Housing Planning and Local Government March 2018
- Urban Development and Building Height Guidelines, Department of Housing Planning and Local Government, December 2018
- The submissions on file from the Planning authority and third parties
- The report of the inspector

The Board considered that subject to compliance with the conditions set out below, the proposed development represented an appropriate design response to an infill site which is zoned Z4 District Centre. The objective is “To provide for and improve mixed services facilities. Furthermore, the Board considered that the scale mass and height of the proposed development was appropriate to sites context and to its zoning and considered that it would not seriously injure the residential or visual amenities of adjoining properties or properties in the vicinity. The proposed development would, therefore, be in accordance with Ministerial Guidelines and with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board was satisfied that the design, scale, bulk and height of the development would not be overbearing when viewed from adjacent residential properties on Erne Street Upper and would not seriously injure the residential amenities of established properties through overbearing visual impact.

Conditions

- 1 Plans and partics.
- 2 Materials and finishes.
- 3 C & D Waste MP
- 4 Lighting Condition
- 5 IW Condition
- 6 Std arch condition
- 7 Part V
- 8 S48 Unspecified
- 9 S49 Unspecified

Board Member

Date: 07/05/2020

Paul Hyde