



An  
Bord  
Pleanála

**Board Direction**  
**BD-005408-20**  
**ABP-305684-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/03/2020.

The Board decided to make a split decision, to

- (1) **grant** permission, subject to conditions, for the following reasons and considerations and subject to the following conditions for Apartment Block 1, 8 carparking spaces, bicycle parking and the central garden area for the reasons and considerations and subject to the conditions set out below,

#### **Reasons and Considerations**

Having regard to the zoning objective for the site, its planning history and the design, scale and height of the proposed development, it is considered that, subject to the conditions set out below, the proposed development would not give rise to serious injury to the visual amenities or architectural heritage of the area or to the residential amenities of property in the vicinity and would be acceptable in terms of pedestrian and traffic safety. As such, the proposed development would be in accordance with the ppsd of the area.

#### **Conditions**

1. Planpartic
2. (a) The height of Block 1 shall be three storeys only and shall be developed in accordance with Drawing No PL100 submitted to An Bord Pleanála on 16<sup>th</sup> October 2019.  
  
(b) This permission authorise the development of Apartment Block 1, the garden area indicated on Drawing No PL 003 submitted to the planning authority on 30<sup>th</sup> January

2019, the 4 car park spaces located to the east of Block 1, the 4 car spaces located to the east of the garden area, ancillary site development works and bicycle parking.

**Reason:** In the interests of visual and residential amenity

3. Details of the materials, colours and textures of all the external finishes to the proposed apartment block shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

4. (a) Prior to the commencement of development full details of the proposed alterations to the public realm on Main Street shall be submitted to and agreed in writing with the planning authority.  
(b) The gates on the access laneway shall be fully removed prior to the commencement of development  
(c) A mobility management plan shall be completed within 6 months of the occupation of the proposed development. The MMP shall be submitted to shall be submitted to and agreed in writing with the planning authority.

**Reason:** In the interest of traffic safety and sustainable transport.

5. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

**Reason:** To protect the residential amenities of property in the vicinity and the visual amenities of the area.

6. Proposals for a development name, apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all signs, and apartment numbers, shall be provided in accordance with the agreed scheme. The proposed name shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority.

**Reason:** In the interest of urban legibility and to ensure the use of locally appropriate place names for new residential areas.

7. Public lighting shall be provided in accordance with a scheme, which shall include lighting along the access route from the Main Street to the site, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any apartment.

**Reason:** In the interests of amenity and public safety.

8. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

**Reason:** In the interests of visual and residential amenity.

9. The car parking facilities hereby permitted shall be reserved solely to serve the proposed development. All car parking space shall be assigned permanently for the residential development and shall be reserved solely for that purpose. A car parking management strategy shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In the interest of orderly development.

10. A minimum of 10% of all communal car parking spaces shall be provided with functioning EV charging stations/points, and ducting shall be provided for all remaining car parking spaces, facilitating the installation of EV charging points/stations at a later date.

**Reason:** In the interest of sustainable transport

11. Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

12. Standard Irish Water

13. The site shall be landscaped in accordance with the scheme of landscaping which accompanied the application submitted, unless otherwise agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interest of residential and visual amenity

14. The management and maintenance of the proposed development following its completion shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. A management scheme providing adequate measures for the future maintenance of public open spaces, roads and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to occupation of the development.

**Reason:** To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

15. CMP1

16. CMTP

17. Urban Waste

18. Part V

19. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Saturdays inclusive, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the [residential] amenities of property in the vicinity.

20. Security 1

21. S 48 unspecified

and

(2) **refuse** permission for Apartment Block 2

for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the overall bulk, scale and massing of the proposed Block 2 apartment building and its siting on lands higher than, and proximate to, existing two storey dwellings in Sarsfield Park, it is considered that the proposed development would be visually obtrusive and would seriously injure the residential amenity of adjacent properties. As such, the proposed development would be contrary to the ppsd of the area.

2. Having regard to the north facing orientation of Block 2, the number of single aspect apartments proposed and the orientation of private open space areas serving the apartments, it is considered that the proposed development would give rise to a substandard form of development for future residents and, as such, would be contrary to the ppsd of the area.

**Board Member:**

**Date:** 13/03/2020

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Terry Prendergast