

An  
Bord  
Pleanála

**Board Direction**  
**BD-009462-21**  
**ABP-310081-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/11/2021.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

#### **Reasons and Considerations**

Having regard to the zoning of the site, the existing residential on the existing footprint, and the provisions contained in the National Planning Framework and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity and would generally be acceptable in terms of traffic safety and convenience. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.



## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the plans and particulars submitted to the planning authority on the 4<sup>th</sup> day of March, 2021, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to the commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Details of the materials, colours and textures of all external finishes to the entire development shall be agreed in writing with the planning authority prior to the commencement of development.

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

3. Water supply and 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.

4. The developer shall enter into water and/or wastewater connection agreement with Irish Water prior to the commencement of development.

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



5. Car parking spaces shall not be sold within units but shall be assigned and managed in a separate capacity via leasing or permit arrangements to serve the residential development, save for existing arrangements in place as detailed in the documentation submitted to the planning authority on the 4<sup>th</sup> day of March, 2021.

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

6. The management company of the development shall undertake to implement the measures outlined in the Mobility Management Plan to ensure that future tenants comply with the strategy. A mobility manager for the overall scheme shall be appointed, details of which shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** To encourage and maintain sustainable transport options within the scheme.

7. A revised numbering scheme shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of the development.

**Reason:** In the interest of legibility.

8. CMP1

9. No additional development shall take place above the roof parapet, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant other than those shown in the drawing submitted unless authorised by a separate grant of planning permission.

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



10. UrbanManage 1

11. The applicant shall comply with the Code of Engineering Practice for works, on, near or adjacent to the Luas Light Rail System. Details of compliance shall be agreed with Transport Infrastructure Ireland.

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

12. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.

**Reason:** To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.



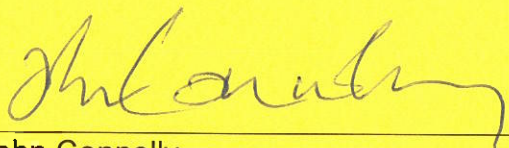
13. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

**Reason:** To ensure the satisfactory completion of the development.

14. S.48 Unspecified

15. S.49 Unspecified

**Board Member**

  
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John Connolly

**Date:** 19/11/2021