



An
Bord
Pleanála

Board Direction
BD-017803-24
ABP-320249-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/10/2024.

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

In coming to its decision, the Board had regard to the following:

- (a) the location of the site in an area where residential/mixed use development is permitted under zoning Objective 'REGEN' – *'facilitate enterprise and / or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery'*;
- (b) the policies and objectives of the South Dublin County Development Plan 2022-2028;
- (c) The nature, scale and design of the proposed development and the availability in the area of infrastructure;
- (d) The planning history;
- (e) The pattern of existing and permitted development in the area;
- (f) The provisions of Housing for All, A New Housing Plan for Ireland 2021;
- (g) The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities prepared by the Department of Housing, Local Government and Heritage, 2024;

- (h) The Sustainable Urban Housing: Design Standards for New Apartments issued by the Department of the Environment, Community and Local Government 2023;
- (i) Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2013;
- (j) The provisions of the Climate Action Plan 2024;
- (k) The policies and objectives set out in the National Planning Framework;
- (l) The policies and objectives of the Regional and Spatial Economic Strategy for the Eastern and Midland Regional Assembly;
- (m) The grounds of appeal received; and
- (n) The submission from the planning authority

it is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable residential density, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of urban design and quantum of development and would be acceptable in terms of traffic and pedestrian safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment Screening

The Board completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on European Sites, taking into account the minor nature and scale of the proposed development on serviced lands, the nature of the receiving environment, which comprises a built-up urban area, the previous planning assessment carried out under SHD Ref. ABP-309658-21 and the conclusions therein, the Board agreed with and adopted the report of the Planning Inspector and concluded that, by itself or in combination with other development, plans and projects in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the Conservation Objectives of such sites.

Conclusions on Proper Planning and Sustainable Development

The Board considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable quantum and density of development in this suburban / brownfield location, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of urban design and scale of development, would be acceptable in terms of impacts on traffic, would provide an acceptable form of residential amenity for future occupants. The Board considered that the proposed development would be compliant with the provisions of the South Dublin County Development Plan 2022-2028, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out in accordance with the plans and particulars submitted with the planning application except as may be otherwise required by the following conditions.

Reason: To clarify the plans and particulars for which permission is granted.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission Register Reference SHD ABP-309658-21 unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of the proper planning and sustainable development of the area.

3. Prior to the commencement of development the applicant shall submit the following for the written agreement of the Planning Authority:
 - a) Details of any advertisements/signage relating to the change of use hereby permitted.
 - b) Details of waste management and hours of operation of the non-residential units.

Reason: In the interests of visual amenity.

Board Member

Eamonn James Kelly

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Date: 09/10/2024