



An  
Bord  
Pleanála

**Board Direction  
ZE06S.ZE0004**

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The application on this file and the Inspector's report were considered at a Board meeting held on September 7<sup>th</sup> 2017.

The Board decided, generally in accordance with the Inspector's recommendation, to

**Approve the making of the proposed amendments,** (subject to modification of S/2/3/47 as outlined overleaf) for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to:

- The planning history of the SDZ scheme approved by ABP in December 2014, and to the overall scope and objectives of the approved planning scheme,
- The nature of the proposed amendments (no.1 to no.4 inclusive) which follow from updated government planning guidelines (made under section 28 of the Planning & Development Act 2000 (as amended)) in relation to residential development standards,
- The report of the inspector

The Board considered that the proposed amendments as modified below would satisfy the criteria of section 170A(3)(b) of the Planning and Development Act, and therefore would not be of such a nature as to affect the overall nature of the scheme or require a more fundamental review procedure to be followed.

Having regard to the overall provisions of s.170A of the Act, the Board agreed with the inspector's conclusion that the proposed amendments would not be material, given the limited potential to impact on the overall scheme objectives or the character of the overall Adamstown SDZ area and also agreed and adopted the recommended modification as follows below.

The Board adopted the screening assessment carried out by the inspector in relation to the requirement for Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA). The Board agreed with her conclusion that the need for SEA or AA does not arise owing to the limited nature of the proposed amendments and the scope of the original SEA and AA procedures already completed for the adopted scheme.

**Note to Drafting:** please specify amendments to be made in accordance with content of Planning Report received by ABP on 29<sup>th</sup> May 2017, with the exception of Section 2.3.47 (pg.22) which shall be amended to read:

*The design and layout of individual dwellings should provide a high quality living environment for residents. Designers should have regard to the targets and standards set out in the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007) and the Sustainable Urban Housing: Design Standards for New Apartments, DECLG (2015) with regard to minimum room sizes, dimensions and overall floor areas when designing residential accommodation. All dwellings must be required to accord with or exceed the minimum floor area standards, as set out in these documents, or any superseding standards.*

**Board Member**

**Date:** 07.09.17

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Paul Hyde