

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: 2825/17

An Bord Pleanála Reference Number: ABP-300031-17

APPEAL by Regina Kelly of 19 Leinster Park, Harold's Cross, Dublin against the decision made on the 28th day of September, 2017 by Dublin City Council to grant subject to conditions a permission to Kavcre St. Clare's Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: The purpose of this application is to take account of the specific planning policy requirements of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities as they relate to the development on the site permitted under planning register reference number 2186/15 (An Bord Pleanála reference number PL 29S.245164) pursuant to Section 34 (3A and 3B) of the Planning and Development Act, 2000, as amended. The proposed amendments consist of the following:- internal reconfiguration of previously permitted Blocks E, F, G to provide for an increase of 16 units, increasing the total number of units within Blocks E, F, G from 125 number to 141 number (comprising 32 number one bedroom units, 86 number two bedroom units, 23 number three bedroom units), elevational amendments to Blocks E, F, G including relocation of balconies/terraces on each elevation as a result of internal reconfiguration, the total number of units on site will increase from 156 number to 172 number as a result of the proposed amendments, reconfiguration of permitted basement to provide for an increase in the number of car parking spaces from 155 to 160 number, an increase in cycle spaces from 155 number to 226 number and all associated site development works necessary to facilitate the development, all

at on a site of circa 1.7 hectares at the former St. Clare's Convent and numbers 115-119 Harold's Cross Road, Harold's Cross, Dublin. The application site includes a protected structure RPS reference number 3583.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the planning history for the site, to the site location in an inner urban area close to public transport and facilities, to the Z12 (Institutional Land – future development potential) and Z1 (residential) zoning objectives for the area and the policies, objectives and standards set out in Dublin City Development Plan, 2016-2022, and to the recommendations set out in the “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities” issued by the Department of the Environment, Community and Local Government in 2015, it is considered that, subject to compliance with the condition set out below, the proposed development would not seriously injure the residential amenities of adjoining residential properties by reason of close proximity, overlooking and overshadowing, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and sustainable development in the area.

CONDITION

The development shall be carried out in accordance with conditions numbers 1 to 12 inclusive attached to the permission granted under planning register reference number 2186/15 (An Bord Pleanála reference number PL 29S.245164) on the 16th day of November, 2015 except as amended in order to comply with the plans and particulars lodged with the application

Reason: To ensure consistency with the development as previously permitted.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.