



An  
Bord  
Pleanála

**Board Order  
06S.ZE.0004**

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## **Planning and Development Acts 2000 to 2017**

### **Planning Authority: South Dublin County Council**

#### **Amendments to the Adamstown SDZ Planning Scheme 2014**

**WHEREAS** on the 2<sup>nd</sup> day of December, 2014, An Bord Pleanála decided, under section 169(7) of the Planning and Development Act, 2000, to approve, with modifications, the making of amendments to the Adamstown Strategic Development Zone Planning Scheme, and this scheme was subsequently published by South Dublin County Council:

**AND WHEREAS** on the 29<sup>th</sup> day of May, 2017 South Dublin County Council applied to An Bord Pleanála to make proposed amendments numbers 1-4 to the Adamstown SDZ Planning Scheme 2014, as set out in Appendix 1 of the document received by An Bord Pleanála on the 29<sup>th</sup> day of May, 2017.

**AND WHEREAS**, in arriving at its decision, the Board had regard to –

- the planning history of the SDZ scheme approved by An Bord Pleanála 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 and Development Act 2000, as amended) in relation to residential development standards, and
- the report of the Inspector:

**NOW THEREFORE** An Bord Pleanála decided, under the provisions of section 170(A) of the Planning and Development Act, 2000, as amended, to **APPROVE** the making of the amendments numbers 1-4 to the planning scheme, as set out in Appendix 1 of the document submitted to An Bord Pleanála by South Dublin County Council on the 29<sup>th</sup> day of May, 2017, subject to the modification of Section 2.3.47 (pg 22) as set out below, based on the Reasons and Considerations set out under.

Section 2.3.47 (pg.22)

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.

## **Reasons and Considerations**

The Board considered that the proposed amendments as modified above would satisfy the criteria of section 170A(3)(b) of the Planning and Development Act, 2000 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 section 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 set out above.

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.

## **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.

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

**Dated this      day of      2017**