



An
Bord
Pleanála

Inspector's Report ABP 309414-21 Addendum Report

As per the Board's Direction dated 03/06/21 seeking an addendum report clarifying the number and type of units proposed on the site and any consequent recommendations I note the following:

1.1. The application as originally lodged with the planning authority on the 12/03/20 sought permission for:

Conversion of No.62 Blarney Street to 2 no. 1 bed apartments with stated floor areas of 46 sq.m.

Construct 7 no. units in the following arrangement (refer to drawing number 1906-09 and units as labelled):

1 no. 1 bedroom 2 storey dwelling with a floor area of 42 sq.m. (no.4)

4 no. 1 bedroom apartments with floor areas ranging between 42 – 48 sq.m. (nos. 1, 2, 5 and 6)

2 no. 1 bed studio apartments with floor areas of c. 34 sq.m. (nos. 3 and 7)

1.2. Following a request for further information dated 15/06/20 revised plans and particulars were submitted on 07/10/20 accompanied by revised public notices. The amended development for which permission was sought comprised:

Conversion of No.62 Blarney Street to 2 no. 1 bed apartments with stated floor areas of 46 sq.m.

Construct 5 no. 1 bedroom 2 storey dwellings with stated floor areas of c. 48 sq.m. (drawing no. 2007-20 refers).

- 1.3. **Following a request for clarification of further information dated 03/11/20 revised plans and particular were submitted on 16/12/20 accompanied by revised public notices. The amended development for which permission is sought comprises of:**

Conversion of No. 62 Blarney Street to **2 no. 1 bed (2 person) apartments** with stated floor areas of 46 sq.m.

Construct 3 no. dwellings comprising of (refer to drawing number 2007-02 and units as labelled):

1 no. 1 bedroom two storey dwelling with a stated floor area of 51 sq.m (unit no.1)

1 no. 2 bedroom (3 person) two storey dwelling with a stated floor area of 70 sq.m. (unit no.2)

1 no. 2 bedroom (4 person) two storey dwelling with a stated floor area of 83 sq.m. (unit no.3)

The stated floor area of the 2 no. apartments and the rooms therein meet the minimum requirements of *SPPR3* and *Appendix 1* of the *Sustainable Urban Housing: Design Standards for New Apartments* (amended 2020).

The stated floor area of the 2 no. 2 bedroom dwellings and room areas therein meet the minimum requirements as set out in *Section 5.3.2 and Table 5.1 Space provision and room sizes for typical houses* as set out in *Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Home Sustaining Communities*. Table 5.1 does not set out the minimum floor area for a 2 storey 1 bedroom dwelling. That proposed in the amended layout exceeds the 44-45 sq.m. minimum set for a 1 bed 2 person apartment and 1 bed 2 person 1 storey dwelling and is considered acceptable.

I refer to section 7.3 of my assessment and the matter of private open space. Due to the site constraints and the tight urban fabric of the area a relaxation in terms of private amenity space for all of the units is recommended. Subject to privacy strips being provided to the rear of the 3 no. dwellings I estimate that a communal open

space of in excess of 150 sq.m. would be available for use by both the apartments and dwellings.

I recommend permission be granted for the reasons and considerations subject to conditions as set out in sections 9 and 10 of my report.

Pauline Fitzpatrick

Inspectorate

June, 2021