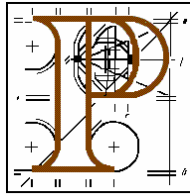


## An Bord Pleanála



### PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

#### Dublin City Council

**APPLICATION** by Dublin City Council for approval under section 175 of the Planning and Development Act 2000, as amended, in accordance with plans and particulars, including an Environmental Impact Statement, lodged with the Board on the 24<sup>th</sup> day of December, 2010.

**PROPOSED DEVELOPMENT:** Construction of Phase 1 of the multi-phase mixed use Masterplanned Urban Regeneration of O'Devaney Gardens, comprising a 110 unit residential development of which 60 will be social housing units. The Phase 1 development will include 60 number social housing units and 50 number private housing units which are planned in four blocks, a 325 metre long high quality new realigned tree line urban boulevard, running from North Circular Road to Montpelier Gardens to the south and a new high quality urban public park located centrally in the development provides a focal point in Phase 1 for the regeneration of O'Devaney Gardens. Heights proposed from two to four storeys.

Block A, a terrace of 14 number two-storey houses, is located to the Findlater Street boundary and will comprise 12 number Type 1 two-bedroom two-storey houses and two number Type 1a three-bedroom two-storey corner houses.

Block B, a perimeter block of 42 units, located adjacent to the new boulevard, will comprise seven number two-bedroom two-storey lower ground floor level duplex units, seven number three-bedroom three-storey upper level duplex units, eight number three-storey three-bedroom houses, Block B1 contains six number three-bedroom apartments and six number one bedroom apartments in three storeys over a lower level car park area for 13 cars with access to private open spaces. Block B2 contains eight number two-bedroom apartments in four storeys over a lower ground level storage/plant area with access route to private open space.

Block C, a perimeter block of 37, contains off-street car parking for 1 car per unit, eight number Type HC1 three-bedroom three-storey houses, one number Type HC2 two-bedroom three-storey corner house and one number Type HC3 three-bedroom three-storey house. Block C1, located to the north of the new public park area, contains five number 86 square metre live work units and one number 127 square metre live work unit to ground floor level facing the public park area, with 17 number two-bedroom apartments and one number three-bedroom apartment in three storeys

above the live work units. Three number one bedroom apartments are located on the new street being continued from Thor Place to the public park.

Block D, a terrace of 17 units, contains 12 number Type HD2 three-bedroom two-storey houses, two number Type HD1 three-bedroom two-storey houses and three number Type HD1a three-bedroom two-storey houses along the north-eastern boundary from Ashford Cottages junction to Thor Place junction.

A temporary access road will be provided in Phase 1a south of the new urban park to link the new boulevard to Thor Place. This temporary access road will be removed and permanently replaced north of the new park in a subsequent phase of the regeneration at O'Devaney Gardens, all on the site of existing social housing development at O'Devaney Gardens, Dublin.

## **DECISION**

**APPROVE, subject to conditions, the proposed development based on the reasons and considerations set out under.**

## **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 provisions of:

- (a) the zoning objectives for the site as set out in the Dublin City Development Plan 2011-2017,
- (b) the Masterplan for the Urban Regeneration of the O'Devaney Gardens site,
- (c) the current physical environment of the overall Masterplan regeneration site, and the pattern of development in the general area,
- (d) the layout form, scale and design of the proposed development,
- (e) the Environmental Impact Statement submitted with the application and the mitigation measures set out therein,

- (f) the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) published by the Department of the Environment, Heritage and Local Government in May 2009, and
- (g) the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government in September 2007,

it is considered that, subject to compliance with the conditions set out below, the proposed development would comprise an appropriate approach to the regeneration of the area, would integrate with adjoining residential development in an acceptable manner, would contribute to the improvement of the physical environment of this area of the city including improved permeability with the surrounding area and would be in accordance with the proper planning and sustainable development of the area.

The Board noted the assessment of environmental impacts carried out by the Inspector which was considered reasonable. It was considered that the proposed development would not have significant adverse impacts on the environment.

### CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. All mitigation measures set out in the Environmental Impact Statement received with the application shall be implemented in full.

**Reason:** To pre-empt the occurrence of significant effects on the environment.

3. The site shall be landscaped generally in accordance with the scheme indicated on Drawing Number 001 by Kennett Consulting submitted with the application.

**Reason:** In the interest of visual amenity.

4. Site development and building works shall only be carried out between 0700 hours and 1900 hours, Monday to Friday and between 0700 hours and 1400 hours on Saturdays. No demolition or construction works entailing high noise levels shall be carried out prior to 0800 hours on any day. No works shall take place outside these hours or on Sundays or bank or public holidays.

**Reason:** In order to safeguard the amenities of property in the vicinity.

5. The developer shall facilitate the preservation, recording or otherwise protection of archaeological materials or features that may exist within the area of the site that is currently part of the St Brichin's Hospital site. In this regard, the developer shall:
  - (a) employ a suitably qualified archaeologist who shall monitor all site investigations and other excavation works in the relevant part of the site, and
  - (b) provide satisfactory arrangements for the recording and removal of any archaeological material, which may be considered appropriate to remove.

**Reason:** In order to conserve the archaeological heritage of the site and to secure the preservation of any remains that may exist within the site.

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

**Dated this            day of            2011.**