



An
Bord
Pleanála

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

Planning and Development Acts 2000 to 2017

Planning Authority: South Dublin County Council

Amendments to the Adamstown SDZ Planning Scheme 2014

WHEREAS on the 2nd 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 29th 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 29th 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 29th 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.

