



Planning and Development Acts 2000 to 2019

Amendment of Board Order

Planning Authority: Dublin City Council.

Planning Register Reference Number: 2724/19.

Development Concerned: Development comprising demolition of existing single storey clubhouse building (approximately 190.1 square metres) and construction of the following: New two-storey clubhouse with 80 number associated surface car parking spaces and 100 number bicycle parking spaces including new ancillary boundaries, reconfiguration and enhancements to two number existing GAA playing pitches including floodlighting on 12 number columns each at circa 21.3 metres in height and associated generator structure, 8 number 12 metres high ball-catch retractable netting structures, score board structure and provision of a purpose built all-weather training area. Residential development of 161 number dwellings with 108 number associated car parking spaces (107 number spaces for the apartments and townhouses, and one number space for the detached house) together with 240 number bicycle parking spaces and five number motorcycle parking spaces provided at a combination of surface and basement levels. Crèche with associated four number set down surface car parking spaces and two number underground parking spaces. A new ESB substation is also proposed. The proposed clubhouse is located to the north of the site and incorporates

changing room and shower facilities, gym, video analysis room, multifunctional spaces, tuck shop/office and balcony overlooking the playing pitches, with internal floor space measuring circa 750.1 square metres. The crèche has an internal floor space of circa 304 square metres and is laid out over two number storeys with an adjacent outdoor play area. The residential element of the development consists of 153 number apartments, seven number townhouses and one number detached dwelling. 77 number one-bedroom apartments, 73 number two-bedroom apartments and three number three-bedroom apartments are provided in three number buildings, each at six storeys in height (with top floor set back) and with photovoltaic panel on the roof. A basement level is provided under two of the apartment buildings. All apartments are provided with balconies or terraces overlooking the landscaped courtyards between the buildings and/or the sports ground. The seven number townhouse units are located on the western boundary of the site, each is two-storeys in height, has three bedrooms and has a terrace at first floor level. Vehicular access to the club grounds and apartment/townhouse development is provided via the existing access off the Crumlin Road, which will be upgraded and will include a footpath. Within the site, this access road divides to serve the residential scheme to the south and the Clubhouse, associated car parking and GAA lands to the east. A single, two-storey, four-bedroom detached house is also proposed and is situated between Numbers 56 and 58 Rutland Avenue and includes the creation of a new vehicular access off Rutland Avenue with associated boundary treatment and entrance gates; a single-storey storage shed measuring circa 22.2 square metres for use by the Club is proposed at the rear of the garden of this house. Development will include all ancillary site development and landscape works, including lighting, bin storage, bicycle storage and all boundary treatments, all at a site of circa 5.53 hectares, located at Dolphin Park (Templeogue Syngé Street GAA Club), Crumlin Road, Dublin, including a plot of land located between 56 and 58 Rutland Avenue, Dublin. The site is on land bounded generally by Crumlin Road to the north, Rutland Avenue to the east, Clogher Road to the south and Loreto Primary School and Saint Kevin's College to the west.

WHEREAS the Board made a decision to grant subject to conditions a permission, in relation to the above-mentioned development by order dated the 26th day of November, 2019:

AND WHEREAS it has come to the attention of the Board that amendments to the second paragraph of the section entitled “**Stage 2 Appropriate Assessment:**” were required in order to clarify the permission,

AND WHEREAS the Board considered that the correction of the above-mentioned matter would not result in a material alteration of the terms of the decision,

AND WHEREAS having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal the subject of this amendment,

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision so that the second paragraph of the **Stage 2 Appropriate Assessment** section of its order shall be as follows:

Stage 2 Appropriate Assessment

The Board considered the Natura impact statement and all other relevant submissions and carried out an appropriate assessment of the implications of the proposed development for European Sites in view of the sites' conservation objectives, South Dublin Bay and River Tolka Estuary Special Protection Area (Site Code: 004024) and North Bull Island Special Protection Area (Site Code: 004006). The Board considered that the information before it was adequate to allow the carrying out of an appropriate assessment.

Paul Hyde

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

Dated this day of 2019.