



An  
Bord  
Pleanála

**Board Direction**  
**BD-005685-20**  
**ABP-306218-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/04/2020.

**REQUEST** received by An Bord Pleanála on the 19<sup>th</sup> day of December 2019 from Viscount Securities care of John Spain Associates, 39 Fitzwilliam Place, Dublin, under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a permitted Strategic Housing Development of 136 number residential units at Brennanstown Road, Dublin 18, the subject of a permission under An Bord Pleanála reference number ABP-301614-18 and alteration request An Bord Pleanála reference number ABP-304726-19.

**WHEREAS** the Board made a decision to grant permission for the above-mentioned development by order dated the 31<sup>st</sup> day of August 2018, subject to 25 conditions,

**AND WHEREAS** the Board decided that an alteration to the above-mentioned decision, that was requested on 14<sup>th</sup> day of June 2019, would not result in a material alteration to the terms of the development and so altered the decision under An Bord Pleanála reference number ABP-304726-19,

**AND WHEREAS** the Board has received another request to alter the terms of the development, the subject of the permission,

**AND WHEREAS** the proposed alterations are described as follows:

- (i) Amendments to the penthouse levels of apartment Block 1 and Block 2 to provide six number apartments in place of eight number apartments to each block, resulting in an overall reduction of four number units, with amended internal layouts and external private amenity spaces;
- (ii) Amendments to the basement level of Block 1 comprising the provision of two number additional basement parking spaces, provision of an additional escape stair / emergency egress, relocation of the entrance to the car park and reconfiguration of basement ventilation;
- (iii) Amendments to the basement layout of Block 2 relating to alterations and reconfiguration of the bin storage, plant and cycle storage areas, omission of four number car parking spaces, provision of two escape stairs, reconfiguration of basement ventilation;
- (iv) Relocation of one number Electricity Supply Board substation adjacent to Block 1 and the provision of an additional Electricity Supply Board substation to the north of Block 2;
- (v) Replacement of seven number four-bed type E2 houses with seven number three-bed type D5 houses, and
- (vi) All associated development and ancillary works.

The proposed alterations, in addition to those permitted under An Bord Pleanála Reference Number ABP-304726-19 will result in a reduction in the overall number of residential units from 136 to 127 number units.

**AND WHEREAS** the Board decided, in accordance with section 146B(2)(b) of the Planning and Development Act 2000, as amended, not to invite submissions or observations from the public in relation to whether the proposed alterations would constitute the making of a material alteration to the terms of the development concerned,

**AND WHEREAS** the Board decided, in accordance with section 146B(2)(a) of the Planning and Development Act 2000, as amended, that the proposed alterations would not result in a material alteration to the terms of the development, the subject of the permission,

**AND WHEREAS** having considered all of the documents on file and the Inspector's report, the Board considered that the making of the proposed alterations would not be likely to have significant effects on the environment or on any European site,

**NOW THEREFORE** in accordance with section 146B(3)(a) of the Planning and Development Act 2000, as amended, the Board hereby alters the above-mentioned decision so that the permitted development shall be altered, in accordance with the plans and particulars received by the Board on the 24<sup>th</sup> day of January 2020.

### **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.

### **REASONS AND CONSIDERATIONS**

Having regard to:

- (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála reference number ABP-301614-18 for this site, which includes 136 number residential units (98 number apartments and 38 number houses), crèche facility, works to Brennanstown Road, alterations to the Brennanstown Road/Glenamuck Road North/Brighton Road/Claremont junction, connections to and through Cabinteely Park and associated site works, as amended under section 146B of the Planning and Development Act 2000, as amended, by An Bord Pleanála reference number ABP-304726-19,
- (ii) the screening for appropriate assessment carried out in the course of that application,
- (iii) the limited nature and scale of the alterations,

(iv) the absence of any significant new or additional environmental effects (including those in relation to European sites) arising as a result of the proposed alterations,

(v) the absence of any new or significant issues relating to the proper planning and sustainable development of the area arising from the proposed alterations, and

(vi) the report of the Board's Inspector,

it is considered that the proposed alterations would not be material. In accordance with section 146B(3)(a) of the Planning and Development Act 2000, as amended, the Board hereby makes the said alterations.

**Board Member**

**Date:** 30/04/2020

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Paul Hyde