



An
Bord
Pleanála

Board Direction
BD-006925-20
ABP-307177-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/11/2020.

WHEREAS the Board made a decision to grant permission, subject to 24 conditions, the above-mentioned development by Order dated the 25th day of July, 2019,

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

AND WHEREAS the proposed alteration is described as follows: Alterations to previously permitted development An Bord Pleanála reference number 303803-19 to include alterations to internal layouts and omission of a basement level and relocation of car park and associated site works at Units 5A-C Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24.

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 alteration would constitute the making of a material alteration to the terms of the development concerned.

NOW THEREFORE in accordance with section 146B(3)(b)(ii) of the Planning and Development Act, 2000, as amended, the Board hereby refuse to alter the above-described decision so that the permitted development shall be carried out in

accordance with the plans and particulars received by An Bord Pleanála on the 20th day of February, 2019.

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

The proposed alterations will significantly deteriorate the design quality of the approved development and introduce features that represent an unacceptable quality of accommodation. This is with specific reference to the following:

- (a) The proposed alterations to the location of the bin store for Block A, which is a significant distance from the staircore for that block;
- (b) The reduction in internal private amenity space;
- (c) The creation of enlarged and usable storage space to units, contrary to the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in March 2018;
- (d) The alteration to the outdoor amenity area for the creche resulting in an unacceptable environment;
- (e) Failure to make a positive contribution to the surrounding streetscape by reason of the proposed alterations to the façade and material finish of the development.

The proposed alterations would be contrary to the above mentioned Ministerial Guidelines and would be contrary to Housing (H) Policy 11 Residential Design and Layout of the South Dublin County Council Development Plan 2016-2022. The proposed alterations would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/11/2020

Paul Hyde