



An
Bord
Pleanála

Board Direction
BD-007839-21
ABP-308563-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/04/2021.

REQUEST received by An Bord Pleanála on the 3rd day of November 2020 from Viscount Securities under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a permitted Strategic Housing Development of 933 number residential units at Clay Farm Ballyogan Road, Dublin 18, the subject of a permission under An Bord Pleanála reference number ABP-301522-18 and alteration reference nos. ABP-304212-19 and ABP-305172-20.

WHEREAS the Board made a decision to grant permission, subject to 25 conditions, for the above-mentioned development by order dated the 2nd day of August 2018 under ABP-301522-18,

AND WHEREAS the Board decided that an alteration to the above mentioned decision that was requested on 12th day of April 2019 would not result in a material alteration to the terms of the development and so altered the decision under ABP-304212-19,

AND WHEREAS the Board decided that an alteration to the above mentioned decision that was requested on 15th day of August 2019 would result in a material alteration to the terms of the development, and so altered the decision under ABP-305172-19,

AND WHEREAS the Board has received another request to alter the terms of the development, the subject of the permission, on 3rd November 2020

AND WHEREAS the proposed alterations are described as follows:

- An increase in the overall number of authorised residential units from 933 to 935 by the omission of 49 of the authorised houses in the southern part of the site and their replacement by 51 houses of different types. The proposed houses would consist of 28 four-bedroom units and 23 three-bedroom units, and would replace the 41 four-bedroom houses and 8 three-bedroom houses that were previously authorised on the same land, and
- The erection of two bicycle sheds on open space near the houses.

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 result in a material alteration to the terms of the development, the subject of the permission,

AND WHEREAS the Board decided to require the requestor to make available information relating to the request for inspection, and require the requestor to invite submissions or observations,

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 3rd November 2020 and the 22nd day of February 2021.

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-301522-18 as amended under An Bord Pleanála Reference Number ABP-304212-19 and ABP-305172-19, in respect of 933 residential units, a neighbourhood centre, a section of the Clay Farm Loop Road and associated works;
- (ii) the examination of the environmental impact, including in relation to European sites, carried out in the course of that application;
- (iii) the limited nature, scale and extent of the alterations;
- (iv) the absence of any significant new or additional environmental concerns (including in relation to European sites) arising as a result of the proposed alterations, and
- (v) the report of the Board's Inspector,

it is considered that the proposed alterations to the permitted development would be generally in accordance with the provisions of the Dun Laoghaire-Rathdown County Development Plan 2016-2022, would not be likely to give rise to impacts on the surrounding area that significantly differed from those that were considered before permission was granted, would not injure the character of the permitted development or the level of amenity that it would afford its occupants, and would not injure the safety or convenience of road users. The proposed alterations would therefore be in keeping with the proper planning and sustainable development of the area.

Board Member

Date: 08/04/2021

Paul Hyde