



An
Bord
Pleanála

Board Direction
BD-008134-21
ABP-308957-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/05/2021.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

REQUEST received by An Bord Pleanála on the 18th day of December 2020 from Durkan (Davitt Road) under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of the Strategic Housing Development the subject of a permission under An Bord Pleanála reference number ABP-303435-19.

WHEREAS the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated the 17th day of April 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 strategic housing development ABP-303435-19 comprising:

- Relocation of entrance to ground floor residents' amenity space at Davitt Road frontage of Block B to suit occupier requirements. Removal of 1 no. entrance to residents' amenity space.

- Block B elevation to eastern courtyard squared off to facilitate ease of access and activation of courtyard space.
- Reconfiguration of Block B core, including external realignment of glazing and entry points at ground floor level to meet fire safety requirements including escape route. Block B core B1 reconfigured to allow additional lobby and escape route in accordance with fire safety requirements, which results in 2 no. apartment units revised from 2 bed, 4 person units to 2 bed, 3 person units.
- Minor alterations to internal layouts of apartment units as a result of Part M and fire safety requirements.
- Block A stair core A2 reconfigured in accordance with Part M and fire safety requirements.
- Basement boundary set back from Davitt House boundary.
- High level periscope vents provided at basement level along Davitt Road and Central Courtyard in accordance with fire safety requirements. The vents do not extend above ground level and are not visible in the elevation view.
- Basement floor level and ramp configuration revised reduce the extent of excavation needed and to comply with the submitted Flood Risk Assessment.
- Bin stores at basement level relocated to enhance accessibility from stair/lift cores.
- Additional fire lobbies added to stair cores at basement level in accordance with fire safety requirements.
- Water tanks relocated under basement ramps as part of detailed design and optimisation of space.
- Additional floor area of 58 sq.m. at basement level required for rearranged parking layout to comply with fire safety requirements.

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,

AND WHEREAS the Board decided, in accordance with section 146B(2)(a) of the Planning and Development Act 2000, as amended, that the proposed alteration 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 alteration 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

REASONS AND CONSIDERATIONS

Having regard to:

- (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-303435-19 for this site, which includes 265 no. Build to Rent apartments, retail/cafe unit and associated site works,
- (ii) the examination of the environmental impact, including in relation to Natura 2000 sites, 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 concerns (including in relation to Natura 2000 sites) arising as a result of the proposed alterations, and
- (v) the report of the Board's inspector, which is adopted,

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

Board Member



Paul Hyde

Date: 11/05/2021