

An
Bord
Pleanála

Board Direction
BD-010885-22
ABP-310753-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/06/2022.

REQUEST received by An Bord Pleanála on the 2nd day of July 2021 from Randelswood Holdings Limited care of Downey Planning of 29 Merrion Square North, Dublin under section 146B of the Planning and Development Act 2000, as amended, to alter the terms of a permitted Strategic Housing Development at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20, which is the subject of a permission under An Bord Pleanála Reference Number ABP-307092-20 as altered by ABP-309899-21.

WHEREAS the Board made a decision to grant permission, subject to 23 conditions, for the above-mentioned development by Order dated the 1st day of September 2020,

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:

- Proposed external and internal alterations to previously permitted Blocks C, D and E only including elevational changes; reduction in site levels; increase in height to accommodate construction method requirements including lift shaft overrun, automatic opening vent and parapet; minor increase in footprint and floor plans of Blocks C, D and E to accommodate construction method requirements and revised apartment mix and layouts;

- Proposed alterations to previously permitted apartment layouts and communal spaces within Block C, a proposed additional setback floor (i.e. proposed seven storey building) comprising seven number additional units (six number one-bedroom and one number two-bedroom), with alterations also proposed to the previously permitted apartment unit mix within this block, resulting in an overall increase of eight number units in total i.e. from 30 number one-bedroom and 17 number two-bedroom (47 number units) to now provide 37 number one-bedroom and 18 number two-bedroom (55 number units);
- Proposed alterations to previously permitted apartment layouts and communal spaces within Block D, a proposed additional setback floor (i.e. proposed eight storey building) comprising five number additional units (two number one-bedroom and three number two-bedroom), with alterations also proposed to the previously permitted apartment unit mix within this block, resulting in an overall increase of eight number units in total i.e. from 33 number one-bedroom and 34 number two-bedroom (67 number units) to now provide 38 number one-bedroom and 37 number two-bedroom (75 number units);
- Proposed alterations to previously permitted apartment layouts and communal spaces within Block E, a proposed additional setback floor (i.e. proposed nine storey building) comprising seven number additional units (six number one-bedroom and one number two-bedroom), with alterations also proposed to the previously permitted apartment unit mix within this block, resulting in an overall increase of eight number units in total i.e. from 40 number one-bedroom and 23 number two-bedroom (63 number units) to now provide 47 number one-bedroom and 24 number two-bedroom (71 number units). This results in an overall total increase of 24 number units from the previously permitted 250 number units (134 number one-bedroom and 116 number two-bedroom) to now provide 274 number units (147 number one-bedroom and 127 number two-bedroom);
- Proposed alterations to previously permitted Electricity Supply Board substation;
- Proposed alterations to previously permitted landscaping proposals to accommodate minor increase in footprint of Blocks C, D and E;

- Proposed alterations to previously permitted basement plan layout and configuration including minor increase in size and provision of an additional 24 number bicycle parking spaces and 26 number car parking spaces.

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

AND WHEREAS the Board considered that the alteration would result in a material alteration to the terms of the development the subject of the permission,

AND WHEREAS having regard to the nature of the issues involved the Board decided to invoke the provisions of section 146B(8)(a) of the Planning and Development Act 2000, as amended, to invite submissions or observations in relation to the matter from the members of the public,

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 refuses to alter the above-mentioned alteration having regard to the submitted plans and particulars.

REASONS AND CONSIDERATIONS

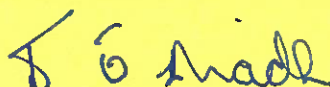
Having regard to:

1. The policies and objectives as set out in the South Dublin County Development Plan 2016-2022,
2. The Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual, A Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009,
3. The Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2020,

4. The Urban Development and Building Heights Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2018;
5. The nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-307092-20 and modified under ABP-309899-21,
6. The absence of sufficient documentation and information to sufficiently assess the proposed alterations, in particular, the impact of the overshadowing on adjoining properties and the visual impact of the additional floor, increase in height and external design modifications,
7. The potential impact on the residential amenities of those occupants of the dwellings in the vicinity of the site,

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

Board Member


Terry Ó Niadh

Date: 16/06/2022