

An
Bord
Pleanála

Board Direction
BD-010401-22
ABP-311138-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/03/2022.

REQUEST received by An Bord Pleanála on the 20th December 2021 from Ballymore Property Developments Limited under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of the Strategic Housing Development at Seamount Road, Seamount Abbey, Malahide, Co. Dublin, which is the subject of a permission under An Bord Pleanála reference number ABP-305991-19.

WHEREAS the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated the 20th March 2020,

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

AND WHEREAS the proposed alteration is described as follows:

- Alterations to the permitted site layout to include the provision of a new residents' amenity facility (c. 204 sq.m.), comprising a new two storey annex at ground floor and lower ground floor levels with entrance lobby and ground floor area, inserted at ground level between the permitted apartment blocks. Access to the proposed new lower ground floor communal residents' amenity area is via the proposed ground floor reception area and the permitted external landscaped communal amenity open space.

- Minor internal reconfiguration of the floor plan layout of 20 no. apartment units, located to the west of the internal corridor of the permitted south-eastern apartment block, such that the floor plan of the south-eastern block mirrors that of the north western block. The proposed floor plan efficiencies are made with no material change to the number, mix or size of the permitted units, or to the permitted external elevation.
- The replacement of 44 no. winter garden private amenity spaces each with an equivalent open balcony space. This involves removal of glazing from the building façade but with no change to balcony size proposed. This alteration affects units in both permitted apartment blocks.
- Increase in height of permitted penthouse floor level by 0.61 m across both apartment blocks, to accommodate level access to the penthouse private open space terraces and increase in roof height of penthouse by 0.875 m, resulting in a total increase in building height by 1.325m.
- Increase in area and height of lift overrun enclosure of penthouse by 1.325m to accommodate small M&E items in accordance with the Part L strategy for the development.
- Increase in roof parapet height by 0.975m.

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 received by An Bord Pleanála on the 20th December 2021.

REASONS AND CONSIDERATIONS

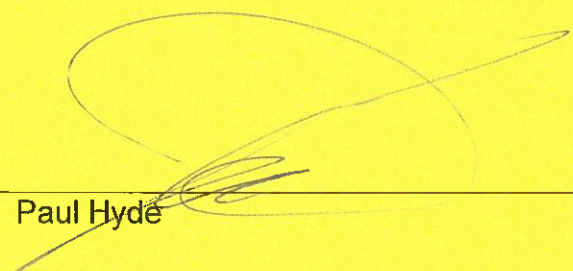
Having regard to:

- (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-305991-19 for this site,
- (ii) the screening for appropriate assessment carried out in the course of that application,
- (iii) the limited nature and scale of the alterations, and
- (iv) the absence of any significant new or additional environmental effects (including those in relation to Natura 2000 sites) arising as a result of the proposed alterations, and
- (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,
- (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 & Development Act, as amended, the Board hereby makes the said alterations.

Board Member

Date: 30/03/2022


Paul Hyde

