

An  
Bord  
Pleanála

**Board Direction**  
**BD-010711-22**  
**ABP-311282-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/05/2022.

**REQUEST** received by An Bord Pleanála on the 1<sup>st</sup> day of September 2021 from Strand Court Ltd. under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a permitted Strategic Housing Development of 210 apartments and a creche at Churchview Road and Church Road, Killiney, Co. Dublin, the subject of a permission under An Bord Pleanála reference number ABP-304823-19

**WHEREAS** the Board made a decision to grant permission, subject to 17 conditions, for the above-mentioned development by order dated the 15<sup>th</sup> day of October 2019 under ABP-304823-19,

**AND WHEREAS** the Board has received a request to alter the terms of the development, the subject of the permission, on 1<sup>st</sup> September 2021

**AND WHEREAS** the proposed alterations are described as follows:

- An increase in the number of authorised apartments from 210 (consisting of 27 one-bedroom units, 160 two-bedroom units and 23 three-bedroom units) to 230 (65 one-bedroom units, 140 two-bedroom units and 25 three-bedroom unit)
- An increase in the size of the shared residents' lounge in Block B from 130m<sup>2</sup> to 357m<sup>2</sup>

- An increase in the number of bicycle parking spaces from 360 to 405
- An increase of 42m<sup>2</sup> in the extent of the basement under Block C
- An additional ESB substation and
- Associated and ancillary changes in the internal layout, entrances and elevations of the authorised structures

**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 1<sup>st</sup> September 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.

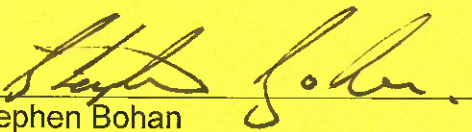
## REASONS AND CONSIDERATIONS

Having regard to:

- (i) the nature and scale of the Strategic Housing Development, permitted under An Bord Pleanála Reference Number ABP-308423-19, in respect of 210 apartments and a creche;
- (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 2022-2028, would not give rise to impacts on the character of the area or the amenities of property in the vicinity 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

  
Stephen Bohan

Date: 17/05/2022

