

An  
Bord  
Pleanála

**Board Direction**  
**BD-011091-22**  
**ABP-311473-21**

**REQUEST** received by An Bord Pleanála on the 24<sup>th</sup> day of September 2021 from Seabren Developments Limited under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a permitted Strategic Housing Development of 101 no. apartments and associated site works at the former Europa Garage Site, Newtown Avenue, Blackrock, Co. Dublin, the subject of a permission under An Bord Pleanála reference number ABP-308877-20.

**WHEREAS** the Board made a decision to grant permission, subject to 25 conditions, for the above-mentioned development by order dated the 12<sup>th</sup> April 2021,

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

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

- The reduction in height of Block B to two to four (plus attic floor), resulting in 44 number apartments with a total gross floor area circa 3,998 square metres in Block B and a total of 91 number units in the overall scheme (Block A and B with gross floor area circa 10,829 square metres including basement) as follows:
- Omit one number storey from southern end of Apartment Block B as required by Condition Number 2 of the consented scheme ( An Bord Pleanála application Reference ABP-308877-20). Reducing the height from five storeys to four storeys and resulting in the omission of one number unit.
- Omit two number storeys from northern end of Apartment Block B, reducing the height of the block from six storeys (plus attic floor) to four storeys (plus attic floor), resulting in the omission of nine number apartment units (two number one-

bedroom apartments, three number two- bedroom apartments, and four number three-bedroom apartments).

- Reduction in total floor area of Block B from 5,041 square metres to 3,998 square metres.

**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** the Board 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)(b)(i)(II) 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 24<sup>th</sup> day of 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. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

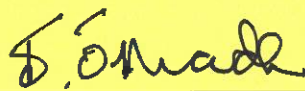
In coming to its decision, the Board had regard to the following:

- (a) The policies and objectives set out in the Dun Laoghaire Rathdown County Development Plan 2016-2022 and the Blackrock Local Area Plan 2015-2021;
- (b) The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual;
- (c) The Guidelines for Planning Authorities on Sustainable Urban Housing: Design Standards for New Apartments;
- (d) The nature and scale of the Strategic Housing Development, permitted under An Bord Pleanála Reference Number ABP-308877-20;
- (e) The appropriate assessment screening and environmental impact assessment screening carried out in the course of this application;
- (f) The limited nature and scale of the alterations;
- (g) The absence of any significant new or additional environmental concerns (including in relation to European sites) arising as a result of the requested alterations;
- (h) The absence of any new or significant issues relating to the proper planning and sustainable development of the area arising from the requested alterations, and
- (i) The report of the Board's Inspector.

It is considered that the requested alterations to the permitted development would be generally in accordance with the provisions of the 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 and would not injure the character of the permitted development or the level of amenity that it would afford its occupants and would not have any significant adverse impacts on the settings of adjacent protected structures or the Newtown Villas Architectural Conservation Area. The requested alterations

would therefore be in keeping with the proper planning and sustainable development of the area.

Board Member



Terry Ó Niadh

Date: 10/08/2022