

An
Bord
Pleanála

Board Direction
BD-010015-22
ABP-311852-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/02/2022.

REQUEST received by An Bord Pleanála on the 01 November 2021 from IMG Planning Limited on behalf of Dwyer Nolan Ltd. under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of the Strategic Housing Development located to the north of Poppintree Industrial Estate, bounded by St Margaret's Road to the north, and Balbutcher Lane to the south east, Dublin 11, which is the subject of a permission under An Bord Pleanála reference number ABP-305538-19.

WHEREAS the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated the 27th January 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:

Proposed reconfigured ground floor plan of Blocks 04 and 05 to accommodate the proposed community centre space and childcare facility as per Condition 4 (a) and Condition 5 of the parent permission 305538-19.

3 no. additional apartments – would increase the number of permitted apartments from 125 to 128.

Relocation of bicycle storage in order to afford better access to cycle storage for the residents of Block 01 and 02. It is proposed to relocate some of the permitted 126 bicycle parking spaces into the basement level of Blocks 01 and 02 and position storage rooms adjacent to stair cores for each block.

Area of footprint has increased due to increases in wall thickness, to facilitate pre-cast concrete system of construction and the requirement of the fire safety certificate for the use of rockwool insulation. The thickness of the walls has increased from 200mm to 550mm. The net overall area of Blocks 01 and 02 are the same as that submitted for planning permission and there will be an increase of 60 sq. m in the net area of Blocks 03, 04 and 05.

Landscaped open space.

- External fire escape stairs omitted following development of fire safety design.
- Areas of open ventilation to the basement below are amended to provide 5% free area as required by Building Regulations
- 2 no. platform lifts are included to provide universal access to the podium area.

• Open Space	• Granted	• Proposed
• Public open space	• 1,498 sq. m (20%)	• 1,445 sq. m (20%)
• Communal amenity space	• 755 sq. m (10%)	• 744sq. m (10%)

Elevational changes in order to comply with Condition 3(a) and 3(b).

Compliance with Condition 6(a) for additional balconies requires the inclusion of steel columns on the south and east facing elevations.

Changes to the position of lift shafts and smoke ventilation shafts are reflected on the proposed elevations.

Alterations to apartment entrance lobbies. Further to the Fire Safety Certificate, the lobby areas are now reduced to a minimum, in order to comply with Fire Safety standards and the requirement of Dublin City Council. These changes to the lobby design are reflected in changes to the elevational treatment of the entrances to all blocks.

Fenestration changes throughout each block.

Car Parking.

- Car parking has been reduced from 85 no. spaces to 81 no. spaces

- Accessible spaces in the basement are increased from 4 to 5 no. based on one no. space per block.
- Condition 3(c) requires omission of 6 no. surface car parking spaces to facilitate greater connection between open space for proposed development and adjacent development.
- Condition 5 requires dedicated se-down parking to childcare facility, resulting in 3 no. additional surface car parking spaces.

• Car Parking	• Granted	• Proposed
• Basement	•	•
• Apartments	• 85	• 81
• Accessible	• 4	• 5
• Total	• 89	• 86
•	•	•
• Ground	•	•
• Communal (EV)	• 13*	• 14
• Retail Set-down	• 2	• 2
• Loading Bay	• 1	• 1
• Creche Set-down	•	• 3
• Total	• 16	• 20
•	•	•
• Total	• 105	• 106

*Planning application as lodged included 19 no. surface car parking spaces.

Condition 3(a) omits 6 no. surface car parking spaces.

Bicycle Parking. As a consequence of the proposed alterations to the basement ground floor and landscaped open space, there are alterations to the bicycle parking provisions for the development as follows:

• Bicycle Parking	• Granted	• Proposed
• Basement	• 96	• 154

• Ground Floor Internal / Residents	• 126	• 78
• Ground Floor External / Visitor	• 66	• 60
• Total	• 288	• 292

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.

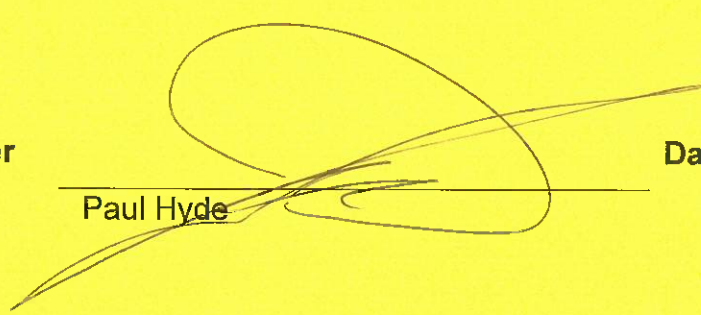
REASONS AND CONSIDERATIONS

Having regard to:

- (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-305538-19 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,

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: 15/02/2022

