



An
Bord
Pleanála

Board Direction
PL 29N.ZE0005

The application on this file and the Inspector's report were considered at a Board meeting held on 10th November 2017.

The Board decided that the proposed amendments would be a material change and accordingly decided to require consultation/ notification to be carried out (in accordance with section 170A(7) of the Planning and Development Act 2000 (as amended)).

Reasons and considerations as follows:

Reasons and Considerations

Having regard to

- the planning history of the Grangegorman Planning Scheme 2012 approved by ABP in May 2012, and to the overall scope and objectives of the approved planning scheme,
- the importance of the east-west link through the Grangegorman campus (St Brendan's Way), which is identified as one of the key structuring principles in the vision for the Scheme (Ch3, page 12),
- the emphasis in the Scheme on the importance of a high quality and prominent access to the campus from Prussia Street, and the emphasis placed on the early delivery of this access,
- The nature of the proposed amendments which change the functionality, urban design and timing of delivery of the Prussia Street entrance and associated area of the campus, and

- to the overall provisions of s170A of the Act,

the Board considered that the amendments proposed are material and could not be regarded as ‘minor’ changes given that they propose to alter an important element of the scheme. They also involve an area of the scheme that was addressed specifically by ABP when approving the scheme on appeal in 2012. The material planning considerations identified by the Board include:

- Changes in the access strategy - including for vehicular access to the campus - which may have effects on other access points to the campus from surrounding streets, and may also have implications internally in the campus for example for deliveries and for mobility impaired people;
- The changes in urban design within the campus (alteration to building lines and the creation of a new plaza area not previously included or assessed);
- The implications of the proposed changes to phasing and delivery of the Prussia Street entrance on the successful development of the Scheme itself and on the amenities of the surrounding area.

Based on the information on file at this stage, the Board considered that the proposed amendments would satisfy the criteria of section 170A(3)(b) of the Planning and Development Act, and therefore would not be of such a nature as to affect the overall objectives of the scheme or require a more fundamental review procedure to be followed.

The Board adopted the screening assessment carried out by the inspector in relation to the requirement for Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA). The Board agreed with her conclusion that the need for SEA or AA does not arise owing to the nature of the proposed amendment and the scope of the original SEA and AA procedures already completed for the adopted scheme.

In deciding not to accept the Inspector’s recommendation that the proposed amendments were not material, the Board noted the emphasis placed in the adopted scheme on the form and functionality of St Brendan’s Way and on the Prussia Street entrance, including timely delivery, and considered that it would be inappropriate to

consider amending the Scheme with respect to these elements without recourse to consultation and further assessment. The Board considered that the potential implications of the changes to vehicular access strategy on the wider area require consideration following consultation. The changes to urban design internally within the campus were also considered material.

Board Member: _____ **Date:** 17th November 2017
Conall Boland