



An  
Bord  
Pleanála

## Board Order ABP-302082-18

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### Planning and Development Acts 2000 to 2018

### Amendment of Board Order

Planning Authority: Dublin City Council

Planning Register Reference Number: 2001/18

**Development Concerned:** Demolition and removal of all existing buildings and associated structures above and below ground (total 1,311 square metres) and the construction of a five-storey apartment building (with setbacks at third and fourth floor levels) (accommodating 90 number apartments - 23 number one-bed units, 53 number two-bed units, and 14 number three-bed units) over single basement level (accommodating 90 number car parking spaces, four number motorbike parking spaces, 90 number bicycle spaces, together with circulation, plant, attenuation, waste management, storage areas and service areas). Vehicular and pedestrian access to the site will be from Beach Road with additional pedestrian access also from Church Avenue; (the total gross floor area of the proposed development is 11,527 square metres - including a basement level 2,889 square metres and a detached ground floor ESB substation/switch room of 23 square metres). The development will also consist of the provision of: private and semi-private open spaces in the form of balconies and terraces (on the Beach Road, Church Avenue frontages and to the rear of the building on the north-western, south-eastern and south-western facades), and ground level courtyards including a children's play area; all hard and soft landscaping including boundary treatments; changes in level; plant;

PV panels; SUDs' measures including green roof; eight number bicycle spaces at ground level; waste collection area; and all other associated site excavation and site development works above and below ground, all on a site of circa 0.385 hectares. The site is bounded by Church Avenue to the north; existing education (Saint Matthew's National School) and residential development to the south and west; the junction between Cranfield Place and Beach Road to the south; and Beach Road to the east. All at Maxol Petrol Filling Station and Michael grant Motors, Beach Road, Dublin.

**WHEREAS** the Board made a decision to grant permission subject to conditions, in relation to the above-mentioned development by order dated the 26<sup>th</sup> day of November, 2018:

**AND WHEREAS** it has come to the attention of the Board that due to a clerical error the reference in condition number 2 to the further plans and particulars received by the Board on the 16<sup>th</sup> July, 2018 is incorrect,

**AND WHEREAS** it has come to the attention of the Board that due to a clerical error the inclusion of condition number 15 in relation to section 48(2)(c) of the Planning and Development Act, 2000, is incorrect.

**AND WHEREAS** the Board considered that the correction of the above-mentioned matters would not result in a material alteration of the terms of the decision,

**AND WHEREAS** having regard to the nature of the issues involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal the subject of these amendments,

**NOW THEREFORE** in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision so that condition number 2 of its order shall be as follows for the reason therefor and that condition number 15 of its order shall be omitted:

2. The layout and footprint, total number of units, dwelling mix, setback of the block from the northern boundary, amendments to the northern elevation and extension to the public open space adjacent to the northern boundary shall be in accordance with the details, as set out in the “Alternative Option Scheme” shown on Sheets 1-3 in the further plans and particulars received by the An Bord Pleanála on the 15<sup>th</sup> day of August, 2018. A detailed site layout, landscaping scheme, floor plans, elevation and section drawings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The remaining courtyard area shall be designated as communal open space accessible to the occupants of the development.

**Reason:** In the interests of public, visual and residential amenities and clarity.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of  
2019**