



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council **(Associated application reference number: ABP-302580-18)**

REQUEST received by An Bord Pleanála on the 15th day of August 2019 from Castdale Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin 2 under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a permitted Strategic Housing Development of 341 number residential units at Glencairn, Murphystown Way, Dublin 18, the subject of a permission under An Bord Pleanála reference number ABP-302580-18.

WHEREAS the Board made a decision to grant permission, subject to 19 conditions, for the above-mentioned development by order dated the 19th day of December 2018,

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

AND WHEREAS the proposed alterations are described as follows:

- Introduction of a 520-square metre residential amenity space, in the northeast corner of the undercroft basement beneath Block 02
- Inclusion of an Electricity Supply Board substation, adjacent to the proposed residential amenity space, to be accessed externally along with alterations to

vehicular entrance arrangements to the car park area, and relocation of external stairway on the northern façade of Blocks 02-06.

- Alterations to the basement layout beneath Blocks 02-06 relating to reconfiguration and relocation of bin stores to provide for one central bin store/ compactor area, and replacement of a permitted bin collection area at surface level to the north of Block 02 with a waste pickup area to suit the revised waste management strategy.
- Associated parking amendments, with the introduction of three number accessible spaces at surface level adjacent to the undercroft basement and the net omission of 24 number spaces overall due to the introduction of the residential amenity space.
- All associated site works, including landscaping alterations and minor changes to roads.

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 alterations 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 alterations 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 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 15th day of August 2019.

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-302580-18, for this site in respect of 341 residential units consisting of 243 number apartments, within six number apartment blocks of four to five storeys and a two-storey block, and 98 number two and three-storey houses, a creche, relocation of entrance portal including entrance railing, piers, archways and gates from existing entrance to new location in close proximity to new entrance to Glencairn House, 519 number (basement and surface) car parking spaces, 24 number motorcycle spaces, 530 number cycle parking spaces, bin and cycle storage areas, recycling bring bank, three number electricity sub-stations, a direct reduced iron unit for gas services, and all associated site works and services;
- (ii) the examination of the environmental impact, including in relation to Natura 2000 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 Natura 2000 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 would not be material. In accordance with section 146B(3)(a) of the Planning and Development Act, as amended, the Board hereby makes the said alterations.

In deciding not to accept the Inspector's recommendation to seek additional information the Board, having regard to the nature and extent of the proposed alterations requested and the development granted under ABP-302580-18, concluded that it would not have considered the relevant planning issues differently, and considered that no other planning issues would have arisen if the amendments had been incorporated into the original application. The Board was, therefore, satisfied that the proposed amendments were not material and that it was appropriate to make the alterations to the original permission.

Paul Hyde

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019