

An
Bord
Pleanála

Board Order ABP-308561-20

Planning and Development Acts, 2000 to 2020

Planning Authority: Wicklow County Council

(Associated application reference number: 27.JA0029)

REQUEST received by An Bord Pleanála on the 29th day of October 2020 from Sispar Ltd, care of MacCabe Durney Barnes of 20 Fitzwilliam Place, Dublin under section 146B of the Planning and Development Act 2000, as amended, to alter the terms of the integrated harbour/marina mixed development, a strategic infrastructure development the subject of a permission granted under An Bord Pleanála Reference Number 27.JA0029.

PROPOSED ALTERATION: Alterations to Greystones Harbour/Marina mixed use development at Rathdown Upper and Rathdown Lower/Greystones Harbour and North Beach, Greystones, Co. Wicklow comprising:

- i. The redesign of Block D, omitting the medical centre, increasing the number of apartments previously approved from 11 to 33, and increasing the commercial component from an approved floor area of 366 square metres to 1,351 square metres;
- ii. Changes to the ancillary/circulation space and reducing the gross floor area of Block D from the previously approved 5,508 square metres to 4,934 square metres;
- iii. Amendments to the courtyard areas to provide for fire access, linkages to the boardwalk and rationalisation of spaces in the overall development; and

- iv. Increasing spaces in Courtyard 1 by 23 spaces (from previously approved 35 spaces to 58 spaces) and in Courtyard 2 by 10 spaces (from previously approved 42 spaces to 52 spaces).

WHEREAS the Board made a decision to grant permission, subject to conditions, for the above-mentioned development, by Order dated the 29th day of June 2012.

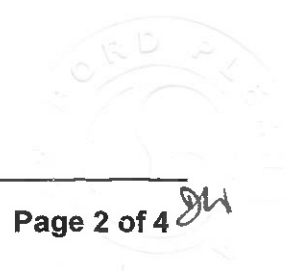
AND WHEREAS the Board has received a request to alter the terms of the development, the subject of the permission,

AND WHEREAS the Board considered that the proposed alterations would result in a material alteration to the terms of the development, the subject of the permission,

AND WHEREAS having regard to the nature of the issues involved, the Board decided to invoke the provisions of section 146B(8)(a) of the Planning and Development Act 2000, as amended, to invite submissions or observations in relation to the matter from prescribed bodies and from members of the public,

AND WHEREAS having considered all of the submissions/observations and 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 otherwise altered in accordance with the plans and particulars received by An Bord Pleanála on the 29th day of October 2020, based on the reasons and considerations set out below, and subject to the condition set out below.



REASONS AND CONSIDERATIONS

In coming to its decision in relation to the proposed alterations, the Board had regard to the following:

- (a) the nature of the development applied for under An Bord Pleanála Reference Number 27.JA0029, which was accompanied by an Environmental Impact Statement,
- (b) the nature and limited extent of the alterations sought, including limited changes to the footprint of the previously permitted Block D, proposed uses compatible with the overall scheme intent, and the development intention of circulation and parking in the vicinity of Block D to meet the needs of the overall scheme,
- (c) the environmental impact assessment already undertaken by the Board in respect of the development under An Bord Pleanála Reference Number 27.JA0029, whereby the Board concluded that the development would be acceptable,
- (d) the submissions on file, including the submissions received in response to the Board's request, and the reports of the Inspector, and
- (j) the screening for Appropriate Assessment carried out by the Inspector, the conclusions of which the Board concurred with.

It is considered that the making of the proposed alterations would be in accordance with the Wicklow County Development Plan 2016-2022 and the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019 and that the proposed alterations would not be likely to have significant effects on the environment or on any European Site. The proposed alterations would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITION

Details of all external shopfronts and signage associated with the commercial units in Block D shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the amenities of the area/visual amenity.



Dave Walsh

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

Dated this *14th* day of *June* 2021.