

An
Bord
Pleanála

Board Order
ABP-308958-20

Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Associated Reference Number: ABP-302580-18

REQUEST received by An Bord Pleanála on the 18th day of December 2020 from Castdale Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin under section 146B of the Planning and Development Act 2000, as amended, to alter the terms of a permitted Strategic Housing Development the subject of a permission under An Bord Pleanála Reference ABP-302580-18 as amended by An Bord Pleanála Reference ABP-305174-19.

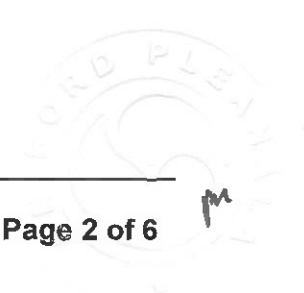
WHEREAS the Board made a decision to grant permission, subject to 19 conditions, for the above-mentioned development by Order dated the 19th day of December 2018,

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

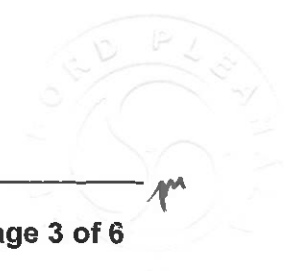


AND WHEREAS the proposed alteration is described as follows:

1. Alterations to Block 1 including:
 - Reconfiguration of units at 4th floor level, including the provision of one additional three-bed unit, and associated changes at roof level. The alterations result in an increase of one number unit in Block 1 from 52 number units to 53 number units;
 - Reconfiguration of units from ground to 3rd floor, including internal alterations and associated external alterations to fenestration and terraces and balconies;
 - Alterations from ground floor to 4th floor level to provide for a new fire escape stairs and the provision of a new fire escape stairs from basement to ground floor level;
 - Alterations at basement level and at surface level to provide for an increase in car parking provision from 63 number spaces to 72 number spaces (eight number additional spaces at basement level and one number additional space at surface level).
2. Redesign of Block 7 to provide for eight number one- bed units and 15 number two-bed units and a residents and communal amenity space and external terrace, in place of seven number one-bed units and 14 number two-bed units and a childcare facility. This results in an increase in two number units in Block 7 from 21 number units to 23 number units.
3. Redesign of Block 8 and adjoining houses to provide for nine number one-bed units and seven number two-bed units in Block 8 and one number one-bed and three number two-bed single storey bungalows (new house types 1W and 2U), in place of two number one-bed units and eight number two-bed units in the duplex Block 8 and three number three-bed two storey houses (House types C2 and C3). This results in an increase in seven number units in Block 8 from 13 number units to 20 number units.



4. Provision of bicycle parking spaces at surface level to the north of Block 7 and the reconfiguration of surface parking in front of Blocks 7 and 8, resulting in a net decrease of five number car parking spaces at surface level (from 41 number car parking spaces to 36 number car parking spaces).
5. Alterations to the houses located in the central and eastern part of the site including:
 - Replacement of two number five-bed three storey semi-detached units (House types A3a) with two number four-bed three storey semi-detached units (house type A1) and an additional one number five-bed three storey detached unit (new house type A3). This results in an increase in one number additional unit from 28 number units to 29 number units in the eastern part of the site;
 - Replacement of one number five-bed three storey semi-detached unit (House Type A3B) with a detached four-bed three storey unit (House type A2v);
 - Elevation changes, internal changes and variations to house types A1, A2, A2v, B1, B1v, B2, B2v, C1A, C1B, C1C, C3, D1 and D2.
6. Introduction of a footpath to Glencairn House through the relocated entrance portal as permitted to provide a pedestrian connection to Glencairn House.
7. Provision of an additional substation, gross floor area of circa six square metres, located to the east of Block 3.
8. All associated car and bicycle parking alterations, bin stores, photovoltaic panels, landscaping, drainage, site services and other works.
9. The requested alterations result in an overall increase in unit numbers from 341 number units as permitted under An Bord Pleanála Reference ABP-302580-18) to 352 number units.



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 result in a material alteration to the terms of the development, the subject of the permission,

AND WHEREAS the Board decided to require the requester to make available information relating to the request for inspection, and require the requester to invite submissions or observations,

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,

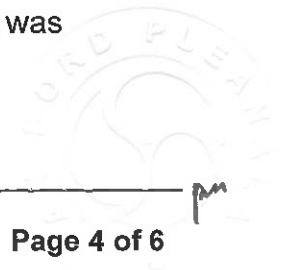
NOW THEREFORE in accordance with section 146B(3)(b)(ii)(II) of the Planning and Development Act, 2000, as amended, the Board hereby alters the above-mentioned decision so that the permitted development shall be altered, in accordance with the plans and particulars received by the Board on 18th day of December 2020, subject to the alteration of Conditions Number 5 of An Bord Pleanála Reference ABP-302580-18 as follows:

5. (i) Details of the layout, storage arrangement, marking demarcation, and security provisions for the permitted cycle parking spaces shall be submitted for the written agreement of the planning authority prior to commencement of development.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

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

- (i) The nature and scale of the Strategic Housing Development, permitted under An Bord Pleanála Reference ABP-302580-18 as amended by An Bord Pleanála Reference ABP-305174-19, in respect of demolition of an existing house and outbuildings, construction of 98 number houses, 243 number apartments, childcare facility and associated site works,
- (ii) the examination of the environmental impact, including in relation to European 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 European Sites arising as a result of the proposed alterations, and
- (v) the report of the Planning Inspector.

It is considered that the requested alterations to the permitted development would be generally in accordance with the provisions of the of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, would not be likely to give rise to impacts on the surrounding area that significantly differed from those that were considered before permission was granted and would not injure the character of the permitted development or the level of amenity that it would afford its occupants and would not have any significant adverse impacts on the settings of Glencairn House a protected structures (Record of Protected Structures Number 1643) or Murphystown Castle Recorded of Monuments and Places (DU023-025). The requested alterations would, therefore, be in keeping with the proper planning and sustainable development of the area.



Paul Hyde

Member of An Bord Pleanála

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

Dated this *23rd* day of *November* 2021