

Planning and Development Acts 2000 to 2020

Amendment of Board Order

Planning Authority: Dún Laoghaire Rathdown County Council

Development Concerned:

- 445 number Build to Rent apartment units (158 number one-bedroom units and 287 number two-bedroom units) arranged in nine number blocks ranging in height from two to eight storeys over two number independent single level basements. Private patios and terraces and balconies are provided for all apartment units. Upper level balconies are proposed on elevations of all multi-aspect apartment buildings.
- Blocks A to D are located above Basement 1 (5,949 square metre gross floor area) and Blocks F to J are above Basement 2 (5,058 square metre gross floor area).
- Provision of one number childcare facility (circa 514.9 square metres gross floor area) in Block D.
- Provision of resident amenity space and communal areas (circa 1,455.7 square metres gross floor area) in Block C and Block G and

All associated and ancillary site development, infrastructural, landscaping and boundary treatment works including:

- New vehicular access to and from Basement 1 from Atkinson Drive and new vehicular access to and from Basement 2 from Thornberry Road.
- Provision of circa 9,799 square metres public open space, including a public plaza onto Village Road and improvement works to existing open space area to the north of existing Griannan Fidh residential development.
- Provision of 354 number car parking spaces including basement parking, set down spaces for proposed childcare facility and repositioning of set down area on Atkinson Drive.
- Provision of 638 number bicycle parking spaces.
- Provision of 14 number motorcycle parking spaces.
- Communal bin storage and plant provided at basement level and additional plant provided at roof level.
- Provision of below ground wastewater storage tank (circa 500 metres cubed) and associated connection to the wastewater networks including ancillary above ground kiosk and appropriate landscaping on open space lands to the south of Griannan Fidh residential development all located at two number contiguous sites (circa 3.39 hectares), at 'Sector 3', Aikens Village in the Townlands of Woodside and Kilgobbin, Stepside, County Dublin.

WHEREAS the Board made a decision to grant permission, in relation to the above-mentioned development by order dated the 15th day of July 2021:

AND WHEREAS it has come to the attention of the Board that due to a clerical error Condition Number 29 referred to the incorrect planning authority,

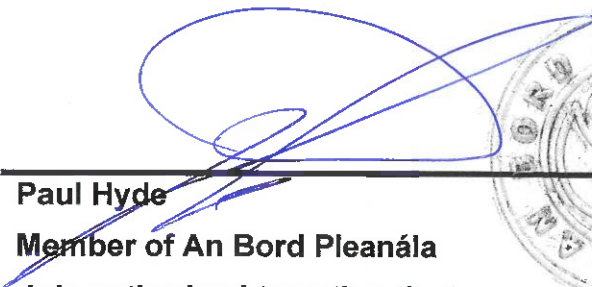
AND WHEREAS the Board considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the Board's decision,

AND WHEREAS having regard to the nature of the issue 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 application the subject of this amendment,

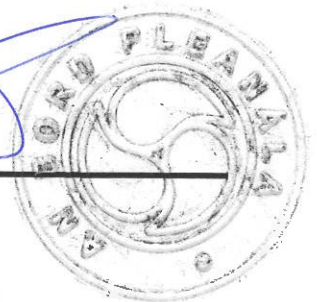
NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision so that Condition Number 29 of its order and the reason therefor shall be as follows:

29. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



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



Dated this 20th day of *July* 2021