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**Planning and Development Acts, 2000 to 2020**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**(Associated application reference number: ABP-306583-20)**

**REQUEST** received by An Bord Pleanála on the 22<sup>nd</sup> of July, 2021 from Dún Laoghaire-Rathdown County Council, care of ABK Architects of 34 Lower Leeson Street, Dublin under section 146B of the Planning and Development Act 2000, as amended, to alter the terms of the Shanganagh Castle Residential Development which is the subject of a permission under An Bord Pleanála reference number ABP-306583-20.

**WHEREAS** the Board made a decision to approve, subject to conditions, the above-mentioned development by Order dated the 8<sup>th</sup> day of July, 2020,

**AND WHEREAS** the Board has received a request to alter the terms of the development, which is the subject of the approval,

**AND WHEREAS** the proposed alterations are described as follows:

- Overall increase in floor area of 998.2 square metres (1.7% increase in overall floor area) following detailed design and the setting out of buildings and compliance with Fire Safety Certificate,

- A change in finished floor levels across the scheme ranging from -525 millimetres (mm) to +680mm,
- An adjustment to parapet levels on Blocks A – H ranging from -35mm to +170mm,
- Alterations to parapet height of the terraced housing of between –50mm (east and west ends of terrace) to +250mm (2 units only in the middle of the terrace),
- An adjustment to the position of the block layouts and the separation distance between buildings on site of between -380mm and +220mm,
- Reduction in height of the two storey houses, repositioning of the houses relative to the northern site boundary and revised bin and bike storage,
- Provision of PV panels at roof level with additional plant and access stairs,
- Modifications to the extent and location of window glazing on all blocks including the café with amendments to material palette and detailing,
- Revised floor plans and revisions to apartment layouts in compliance with the Design Standards for New Apartments Guidelines 2018,
- Amendment to Juliet balconies in Block B2 which have been replaced with windows, revised recessed balconies to Block G on the south west corner and the extension of balconies and the provision of 2 number balconies in Block H,
- Modifications and improvements to landscaping in the courtyards and public square, removal of additional trees and revised tree planting in lieu,
- Change of use and relocation of support facilities located around the public square,
- Modifications to the proposed drainage layout including revisions to the number, location and extent of attenuation tanks, modified drainage route through Shanganagh Park, and replacement of 2 number existing headwalls,
- Revision to red line boundary defining the site to provide for two small changes, including one at Gate Lodge and the other at Woodbrook. These serve to reduce the overall size of the site, which is now approximately 9.61 hectares in area, and

- Modification to and relocation of parking to include provision of 3 number additional set down car spaces and the relocation of motorcycle spaces west of Block F.

**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 An Bord Pleanála on the 22<sup>nd</sup> day of July, 2021.

## 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 Infrastructure Development permitted under An Bord Pleanála reference number ABP-306583-20 for this site,
- (ii) the screening for appropriate assessment and environmental impact assessment carried out in the course of that application,
- (iii) the limited nature and scale of the alterations, and
- (iv) the absence of any significant new or additional environmental effects (including those in relation to European Sites) arising as a result of the proposed alterations, and
- (v) the absence of any new or significant issues relating to the proper planning and sustainable development of the area arising from the proposed alterations, and
- (vi) 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 & Development Act, as amended, the Board hereby makes the said alterations.

*DR. Maria FitzGerald*

**María FitzGerald**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *3<sup>rd</sup>* day of *Nov.* 2021.

