

An  
Bord  
Pleanála

**Board Order**  
**ABP-311138-21**

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## **Planning and Development Acts 2000 to 2021**

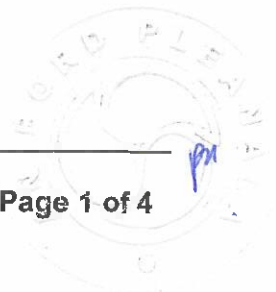
**Planning Authority: Fingal County Council**

**Associated Reference Number: ABP-305991-19**

**REQUEST** received by An Bord Pleanála on the 20<sup>th</sup> day of December 2021 from Ballymore Property Developments Limited care of Stephen Little and Associates of 26/27 Upper Pembroke Street, Dublin under section 146B of the Planning and Development Act 2000, as amended, to alter the terms of a permitted Strategic Housing Development at Seamount Road, Seamount Abbey, Malahide, Co. Dublin, which is the subject of a permission under An Bord Pleanála Reference Number ABP-305991-19.

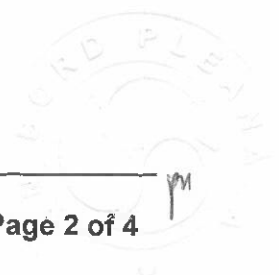
**WHEREAS** the Board made a decision to grant permission, subject to 25 conditions, for the above-mentioned development by Order dated the 20<sup>th</sup> day of March 2020,

**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:

- Alterations to the permitted site layout to include the provision of a new residents' amenity facility (circa 204 square metres), comprising a new two storey annex at ground floor and lower ground floor levels with entrance lobby and ground floor area, inserted at ground level between the permitted apartment blocks. Access to the proposed new lower ground floor communal residents' amenity area is via the proposed ground floor reception area and the permitted external landscaped communal amenity open space.
- Minor internal reconfiguration of the floor plan layout of 20 number apartment units, located to the west of the internal corridor of the permitted south-eastern apartment block, such that the floor plan of the south-eastern block mirrors that of the north-western block. The proposed floor plan efficiencies are made with no material change to the number, mix or size of the permitted units, or to the permitted external elevation.
- The replacement of 44 number winter garden private amenity spaces each with an equivalent open balcony space. This involves removal of glazing from the building façade but with no change to balcony size proposed. This alteration affects units in both permitted apartment blocks.
- Increase in height of permitted penthouse floor level by 0.61 metres across both apartment blocks, to accommodate level access to the penthouse private open space terraces and increase in roof height of penthouse by 0.875 metres, resulting in a total increase in building height by 1.325 metres.
- Increase in area and height of lift overrun enclosure of penthouse by 1.325 metres to accommodate small M&E items in accordance with the Part L strategy for the development.
- Increase in roof parapet height by 0.975 metres.

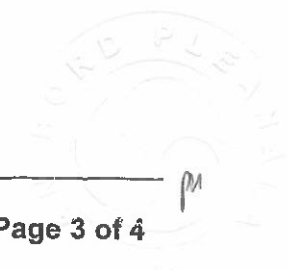


**AND WHEREAS** the Board decided, in accordance with section 146B(2)(b) of the Planning and Development Act 2000, as amended, not to invite submissions or observations from the public in relation to whether the proposed alteration would constitute the making of a material alteration to the terms of 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 alteration 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 20<sup>th</sup> day of December 2021.



## REASONS AND CONSIDERATIONS

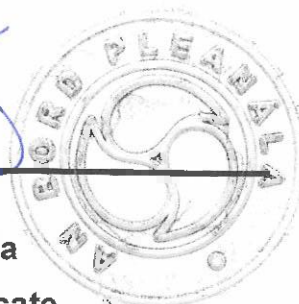
Having regards to:

- (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-305991-19 for this site,
- (ii) the screening for appropriate 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,
- (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 and Development Act 2000, as amended, the Board hereby makes the said alterations.

  
Paul Hyde

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



Dated this 31<sup>st</sup> day of March 2022