



An
Bord
Pleanála

Board Order
ABP-311282-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Associated Reference Number: ABP-304823-19

REQUEST received by An Bord Pleanála on the 1st day of September 2021 from Strand Court 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 of 210 number apartments and creche at Churchview Road and Church Road, Killiney, County Dublin the subject of a permission under An Bord Pleanála reference number ABP-304823-19.

WHEREAS the Board made a decision to grant permission, subject to 17 conditions, for the above-mentioned development by Order dated the 15th day of October 2019,

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. Reconfiguration of Block A, B and C to provide 20 number additional units (increasing the number of units from 210 number to 230 number units) including;
 - Block A – Reconfiguration of Block A resulting in an increase of 10 number units (from 112 number to 122 number units) and a revised entrance at ground level;
 - Block B – Reconfiguration of Block B resulting in an increase of nine number units (from 76 number to 85 number units), revised entrance at ground level, and an increase in the residential amenity facility at lower ground floor level from 130 square metres to 350 square metres;
 - Block C – Reconfiguration of Block C resulting in an increase of one number unit (from 22 number to 23 number units);
 - Associated alterations to the elevations and fenestration of Blocks A, B and C as a result of the proposed reconfiguration.
2. Provision of 45 number additional bicycle parking spaces, resulting in an increase from 360 number to 405 number bicycle spaces;
3. Minor extension to the permitted basement area located under the permitted childcare facility at ground floor level of Block C;
4. Internal alterations at lower ground floor and basement level in Blocks A, B and C to provide for reconfiguration of car parking layout (total of 227 number car parking spaces retained as permitted), bicycle parking and service areas including refuse stores, energy centre and plant areas;
5. Provision of an additional Electricity Supply Board substation;
6. All associated, landscaping, drainage, site services and other works.

The proposed alterations result in an overall increase in unit numbers from 210 number (as permitted under the parent permission) to 230 number units. There is no material change to the permitted building footprints, heights (three to seven number storeys), and car parking provision (227 number spaces).

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 requestor to make available information relating to the request for inspection, and require the requestor 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)(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 1st September 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-308423-19, in respect of 210 number apartments and creche;
- (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 proposed alterations to the permitted development would be generally in accordance with the provisions of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, would not give rise to impacts on the character of the area or the amenities of property in the vicinity that significantly differed from those that were considered before permission was granted, would not injure the character of the permitted development or the level of amenity that it would afford its occupants, and would not injure the safety or convenience of road users. The proposed alterations would therefore be in keeping with the proper planning and sustainable development of the area.



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



Dated this *18th* day of *May* 2022