

An
Bord
Pleanála

Board Order
ABP-311473-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Associated Reference Number: ABP-308877-20

REQUEST received by An Bord Pleanála on the 24th day of September 2021 from Seabren Developments Limited care of Doyle Kent Planning Partnership Limited of 71 Carysfort Avenue, Blackrock, County Dublin under section 146B of the Planning and Development Act 2000, as amended, to alter the terms of a permitted Strategic Housing Development at the lands at the Former Europa Garage Site, Blackrock, County Dublin, which is the subject of a permission under An Bord Pleanála Reference Number ABP-308877-20.

WHEREAS the Board made a decision to grant permission, subject to 25 conditions, for the above-mentioned development by Order dated the 12th day of April 2021,

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

AND WHEREAS the proposed alteration is described as follows:

- Omit one number storey from southern end of Apartment Block B as required by Condition 2 of the consented scheme (An Bord Pleanála Reference Number ABP-308877-20), reducing the height from five storeys to four storeys and resulting in the omission of one unit.
- Omit two number storeys from northern end of Apartment Block B, reducing the height of the block from six storeys (plus attic floor) to four storeys (plus attic floor), resulting in the omission of nine number apartment units (two number one-bedroom apartments, three number two-bedroom apartments, and four number four-bedroom apartments).
- Reduction in total floor area of Block B from 5,041 square metres to 3,998 square metres.

AND WHEREAS the Board decided, in accordance with section 146B(2)(b) of the Planning and Development Act 2000, as amended, that the proposed alteration would result in a material alteration to the terms of the development, the subject of the permission,

AND WHEREAS having regard to the nature of the issues involved the Board decided to invoke section 146B(8)(a) of the Planning and Development Act 2000, as amended, to invite submission or observations in relation to the matter from the members if the public,

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)(i) 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 24th day of September 2021.

REASONS AND CONSIDERATIONS

Having regards to:

- (a) The policies and objectives set out in the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and the Blackrock Local Area Plan 2015-2021;
- (b) The provisions of the Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual, A Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009;
- (c) The provisions of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2020;
- (d) The nature and scale of the Strategic Housing Development, permitted under An Bord Pleanála Reference Number ABP-308877-20;
- (e) The Appropriate Assessment Screening and Environmental Impact Assessment Screening carried out in the course of this application;
- (f) The limited nature and scale of the alterations;
- (g) The absence of any significant new or additional environmental concerns including in relation to European Sites arising as a result of the requested alterations;
- (h) The absence of any new or significant issues relating to the proper planning and sustainable development of the area arising from the requested alterations, and
- (i) 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 adjacent protected structures or the Newtown Villas Architectural Conservation Area. The requested alterations would, therefore, be in keeping with the proper planning and sustainable development of the area.

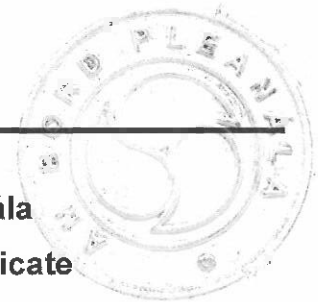
T. Ó Niadh

Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 11th day of August, 2022