

An
Bord
Pleanála

Board Order
ABP-311852-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Associated Reference Number:

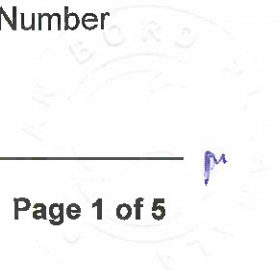
REQUEST received by An Bord Pleanála on the 1st day of November 2021 from Dwyer Nolan Limited care of IMG Panning Limited of 75 Fitzwilliam Lane, Dublin under section 146B of the Planning and Development Act 2000, as amended, to alter the terms of a permitted Strategic Housing Development located to the north of Poppintree Industrial Estate, bounded by St Margaret's Road to the north, and Balbutcher Lane to the south east, Dublin 11, which is the subject of a permission under An Bord Pleanála Reference Number ABP-305538-19.

WHEREAS the Board made a decision to grant permission, subject to 28 conditions, for the above-mentioned development by Order dated the 27th day of January 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:

Proposed reconfigured ground floor plan of Blocks 04 and 05 to accommodate the proposed community centre space and childcare facility as per Condition Number 4(a) and Condition Number 5 of the parent permission 305538-19.



Three number additional apartments – would increase the number of permitted apartments from 125 number units to 128 number units.

Relocation of bicycle storage in order to afford better access to cycle storage for the residents of Block 01 and 02. It is proposed to relocate some of the permitted 126 number bicycle parking spaces into the basement level of Blocks 01 and 02 and position storage rooms adjacent to stair cores for each block.

Area of footprint has increased due to increases in wall thickness, to facilitate pre-cast concrete system of construction and the requirement of the fire safety certificate for the use of rockwool insulation. The thickness of the walls has increased from 200 millimetre to 550 millimetre. The net overall area of Blocks 01 and 02 are the same as that submitted for planning permission and there will be an increase of 60 square metres in the net area of Blocks 03, 04 and 05.

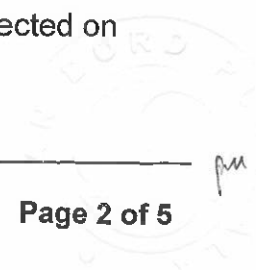
Landscaped open space.

- o External fire escape stairs omitted following development of fire safety design.
- o Areas of open ventilation to the basement below are amended to provide 5% free area as required by Building Regulations
- o Two number platform lifts are included to provide universal access to the podium area.

• Open Space	• Granted	• Proposed
• Public open space	• 1,498 sq. m (20%)	• 1,445 sq. m (20%)
• Communal amenity space	• 755 sq. m (10%)	• 744sq. m (10%)

Elevational changes in order to comply with Condition Number 3(a) and 3(b). Compliance with Condition Number 6(a) for additional balconies requires the inclusion of steel columns on the south and east facing elevations.

Changes to the position of lift shafts and smoke ventilation shafts are reflected on the proposed elevations.



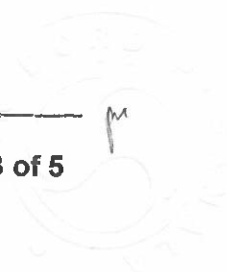
Alterations to apartment entrance lobbies. Further to the Fire Safety Certificate, the lobby areas are now reduced to a minimum, in order to comply with Fire Safety standards and the requirement of Dublin City Council. These changes to the lobby design are reflected in changes to the elevational treatment of the entrances to all blocks.

Fenestration changes throughout each block.

Car Parking.

- Car parking has been reduced from 85 number spaces to 81 number spaces.
- Accessible spaces in the basement are increased from four number spaces to five number spaces based on one number space per block.
- Condition Number 3(c) requires omission of 6 no. surface car parking spaces to facilitate greater connection between open space for proposed development and adjacent development.
- Condition Number 5 requires dedicated se-down parking to childcare facility, resulting in three number additional surface car parking spaces.

• Car Parking	• Granted	• Proposed
• Basement	•	•
• Apartments	• 85	• 81
• Accessible	• 4	• 5
• Total	• 89	• 86
•	•	•
• Ground	•	•
• Communal (EV)	• 13*	• 14
• Retail Set-down	• 2	• 2
• Loading Bay	• 1	• 1
• Creche Set-down	•	• 3
• Total	• 16	• 20
•	•	•
• Total	• 105	• 106



*Planning application as lodged included 19 number surface car parking spaces. Condition Number 3(a) omits six number surface car parking spaces.

Bicycle Parking.

As a consequence of the proposed alterations to the basement ground floor and landscaped open space, there are alterations to the bicycle parking provisions for the development as follows:

• Bicycle Parking	• Granted	• Proposed
• Basement	• 96	• 154
• Ground Floor Internal / Residents	• 126	• 78
• Ground Floor External / Visitor	• 66	• 60
• Total	• 288	• 292

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,

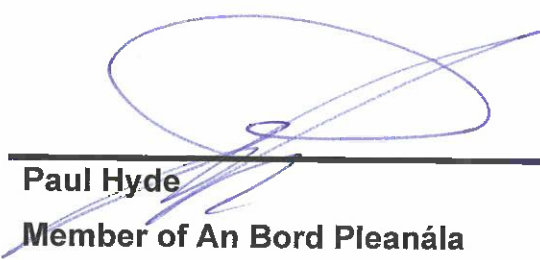
NOW THEREFORE in accordance with section 146B(3)(a) of the Planning and Development Act, 2000, as amended, the Board hereby alters the above-mentioned decision so that the permitted development shall be altered in accordance with the plans and particulars received by the Board on the 1st day of November 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-305538-19 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,

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 *16th* day of *February* 2022