



An
Bord
Pleanála

Board Order
ABP-311853-21

Planning and Development Acts 2000 to 2021

Planning Authority: South Dublin County Council

Associated Reference Number: ABP-307092-20

REQUEST received by An Bord Pleanála on the 2nd day of November 2021 from Randelswood Holdings Limited care of Downey Planning of 29 Merrion Square North, Dublin under section 146B of the Planning and Development Act 2000, as amended, to alter the terms of a permitted Strategic Housing Development at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20, which is the subject of a permission under An Bord Pleanála Reference Number ABP-307092-20 as altered by ABP-309899-21.

WHEREAS the Board made a decision to grant permission, subject to 23 conditions, for the above-mentioned development by Order dated the 1st day of September 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:

The proposed alterations will consist of:

- Proposed alterations to the previously permitted utilisation of the existing vehicular and pedestrian and cyclist access via Palmerstown Business Park

(onto Old Lucan Road) to now limit this access to pedestrian and cyclist access only for Block E residents and visitors;

- Proposed alterations to the previously permitted site layout plan and landscaping proposals to accommodate the provision of a turning head; and,
- Proposed minor alterations to the configuration of the previously permitted access at Kennelsfort Road Lower.

AND WHEREAS the Board decided, in accordance with section 146B(2)(a) 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 the Board considered that the 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 the provisions of section 146B(8)(a) of the Planning and Development Act 2000, as amended, to invite submissions or observations in relation to the matter from the members of 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 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 refuses to alter the above-mentioned alteration having regard to the submitted plans and particulars.

REASONS AND CONSIDERATIONS

Having regard to:

1. The policies and objectives as set out in the South Dublin County Development Plan 2016-2022,



2. The Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2019, as amended,
3. The nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-307092-20 and modified under ABP-309899-21,
4. The increased movement and flow of traffic onto the Kennelsfort Road Lower,
5. The proposed visibility splays at the Kennelsfort Road Lower junction.

It is considered that the proposed alterations would be material and are not considered acceptable alterations. In accordance with section 146B(3)(a) of the Planning and Development Act, as amended, the Board hereby refuses to make the said alterations.



Terry Ó Niadh

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



Dated this **20th** day of **June,** 2022