

An
Bord
Pleanála

Board Order
ABP-315585-23

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: LRD6027/22-S3

Appeal by Ballymore Eighth Lock Limited of Royal Canal House, Royal Canal Park, Dublin against the decision made on the 31st day of January 2021 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development:

Addition of 218 number solar photovoltaic panels at roof level of Block E (cumulatively circa 419 square metres flat or circa 412 square metres at a 10 degree pitch). Addition of 11 number air source heat pumps at roof level of Block D. Increase in parapet height of lift or stair Core 01 Block B (by circa 330 millimetre) and Core 01 Block C (by circa 330 millimetre). Addition of internal fire corridor (circa 78 square metres gross floor area) to the rear of own door offices and encroaching undercroft car park area at ground level of Block B. Changes to the elevation glazing pattern at ground, 1st and 2nd floor levels of the primary care centre in Block A, to allow for openable windows.

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The already consented Strategic Housing Development (An Bord Pleanála Reference ABP-306167-19), Phase IV of Royal Canal Park, in summary comprises 435 number dwellings and circa 4,162 square metres of employment uses, accommodated in five number buildings (Blocks A to E inclusive) ranging in height from four to thirteen storeys and incorporating an undercroft level, and associated site works.

The site is generally bounded by the Ratoath Road to the east; Royal Canal Park Phases II and III, including Spindrift Avenue, Hamilton Walk and Hamilton View to the west; the Royal Canal and permitted Royal Canal Greenway to the south; and the Tolka Valley Park to the north all located at the Former Ormond Printworks site, at Ratoath Road and Hamilton View, Pelletstown, Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH Condition Number 6(ii)(b) and the reason therefor.



Reasons and Considerations

Having regard to section 4.17 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 2022 and to section 5.5.10 of the National Cycle Manual issued by the National Transport Authority, and the need to provide bicycle storage facilities that are easy to access and use, it is considered that the requirement for a circulation area of two metres is necessary and justified. Condition Number 6(ii)(b) of the planning authority's decision is, therefore, in keeping with the proper planning and sustainable development of the area.

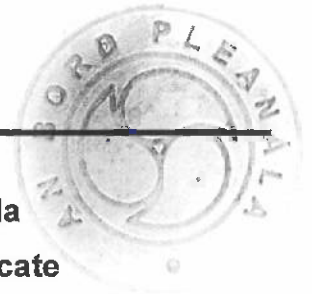


Peter Mullan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *24th* day of *April*, 2023