



An
Bord
Pleanála

Board Order 29N.ZE.0005

Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Amendments to the Grangegorman SDZ Planning Scheme 2012

WHEREAS on the 10th day of May, 2012, An Bord Pleanála decided, under section 169(7) of the Planning and Development Act, 2000, to approve the making of the Grangegorman Strategic Development Zone Planning Scheme, and this scheme was subsequently published by Dublin City Council:

AND WHEREAS on the 31st day of July, 2017 Dublin City Council on behalf of the Grangegorman Development Agency applied to An Bord Pleanála to make amendments, as set out in the document entitled “Proposed Amendment to Grangegorman Planning Scheme 2012” Planning Report submitted to An Bord Pleanála on the 1st day of August, 2017 to the Grangegorman SDZ Planning Scheme, 2012:

A summary of the proposed amendments seeks to facilitate the following;

1. Enhance sustainable modes of transport to Grangegorman by omitting the proposed opportunity for vehicular access from Prussia Street to Grangegorman, including the Western Gateway and Park Shopping Centre. This will make the overall Grangegorman SDZ more accessible to pedestrians and cyclists along the western boundary and through the site.

2. Amend the urban form at the Western Gateway to prioritise pedestrian and cycling access and circulation and enhance the public realm.
3. Give greater flexibility for the timescale for the delivery of the Western Gateway, which it is envisaged will be delivered in tandem with the roll out of development on an adjoining Prussia Street site in third party ownership.

AND WHEREAS, in arriving at its decision, the Board had regard to –

- the report of Dublin City Council following the consultation process,
- the individual responses to public consultation, and
- the second Inspector's report (dated July 2018) assessing the consultation response and advising on whether or not to make the amendments.

AND WHEREAS, the Board adopted the screening assessment carried out by the original Inspector in relation to the requirement for Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA), as set out in the report dated 29th September, 2017. The Board agreed with her conclusion that the need for SEA or AA does not arise owing to the limited nature of the proposed amendments and the scope of the original SEA and AA procedures already completed for the adopted scheme.

NOW THEREFORE An Bord Pleanála decided, under the provisions of section 170(A) of the Planning and Development Act, 2000, as amended, to **APPROVE** the making of amendment 1 (removing vehicular access from Prussia Street) and amendment 2 (amending the urban form at the proposed Western Gate) based on the Reasons and Considerations marked (1) below and to **REFUSE TO APPROVE** the making of the proposed amendment 3 (to the timescale for providing the Western Gateway) based on the Reasons and Considerations marked (2) below.

Reasons and Considerations

In arriving at its decision, the Board had regard to:

- the planning history of the Grangegorman Planning Scheme 2012 including the overall scope and objectives of the approved planning scheme,
- the importance of the east-west link through the Grangegorman campus (Saint Brendan's Way), which is identified as one of the key structuring principles in the vision for the Scheme (Chapter 3, page 12),
- the emphasis in the Scheme on the importance of a high quality and prominent access to the campus from Prussia Street,
- the nature of the proposed amendments which propose to change the functionality, urban design and timing of delivery of the Prussia Street entrance and associated area of the campus,
- the pattern of development in the area and the pattern of movement of pedestrians, cyclists, public transport and motorists (current and proposed),
- the consultation submissions and the report of the planning authority prepared following consultation, and
- the report of the Inspector.

Reasons and Considerations (1)

It is considered that the proposed amendments 1 and 2, namely omitting vehicular access via the proposed Western Gateway and revision to the campus urban design at this location, are consistent with the 'key structuring principles of the Planning Scheme which seeks to create a key connection through the site via Saint Brendan's Way and Serpentine Walk. These proposed amendments are, therefore, in accordance with the project vision set out in the Grangegorman Planning Scheme 2012 and with the proper planning and sustainable development of the area.

Reasons and Considerations (2)

In relation to proposed amendment number 3 (amending the Planning Scheme in relation to the time frame for delivery of the Western Gateway), it is considered that, notwithstanding the interim access arrangements put in place, and other potential/emerging improvements to access elsewhere on Prussia Street, that the principle set out in the approved Planning Scheme regarding early delivery of a high quality access at this general location, in accordance with the underlying 'key structuring principles' of the planning scheme, has not changed. It is considered appropriate to retain the wording to reflect this priority and to remain consistent with the project vision set out in the Grangegorman Planning Scheme 2012, in the interests of the proper planning and sustainable development of the area.

