



An
Bord
Pleanála

Inspector's Addendum Report ABP-305843-19

To: Drafting

From: Paul O'Brien, Inspectorate

Re: Revisions to residential development previously permitted under PA Ref. D17A/0590/ ABP Ref. ABP-301533-18). Increases the number of units from 56 to 72.

Location: Former Richmond Cheshire Home, Richmond Park, Monkstown, Co. Dublin 6th November 2019

Date: 30th January 2020

I note the contents of the memos received on the 9th and 10th of January 2020 with regards to the received submissions from Tony & Carmel Sheppard, Bernard & Rosaleen Duggan and Liam O'Flanagan & Tove O'Flanagan.

The following are the key issues raised in these submissions:

- The cover letter and submission made by the applicant's planning consultant refer to a 'complete rebuttal' of the issues raised in the appeal, however the re-introduction of the balconies to the north elevation of Block B is not referred to.
- The alterations to the development are for the benefit of the Private Rental Sector/ Build to Rent (PRS/BTR) rather than allowing local residents to trade down or for family sized units. The one and two bedroom units do not provide for a suitable mix of dwelling types.
- The balconies to apartment types K and S will have a negative impact on the appellant. Request that measures be taken to prevent overlooking.
- The loss of mature tree screening is an issue of concern. Request that replacement trees in the form of ready grown evergreen trees be provided.
- The applicant is using national guidance to introduce these changes.
- No details are provided to indicate if the units are accessible.
- The applicant has failed to demonstrate compliance with the Apartment Guidelines with respect to the number of single aspect units.
- There is a lack of architectural quality in this development.
- Issue of net v gross density is raised again.
- Concern regarding access for fire vehicles.
- Loss of residential amenity through overlooking and loss of vegetation. Open space provision for future residents is of a poor quality.
- The development may give rise to traffic hazard for pedestrians and cyclists.
- Concern regarding access and turning manoeuvres for larger vehicles. Insufficient supporting evidence that these manoeuvres can be made.

- Issue raised again about the validity of the application with reference to this been more than just an increase in unit numbers.

I have noted the submitted comments and no new matters have been raised that would require a revision to my report/ recommendation. I therefore have no further comment to make or any revision to my report.

Paul O'Brien
Planning Inspector

30th January 2020