



An
Bord
Pleanála

**S. 4(1) of Planning &
Development (Housing)
and Residential
Tenancies Act, 2016**

**Inspector's Second
Addendum Report**

ABP-314458-22

Strategic Housing Development (SHD)	Demolition of buildings on site, construction of 457 no. apartments, crèche, community facility, 2 no. retail/restaurant/café units and associated site works.
Location	Northwest corner of Omni Park, Shopping Centre, Santry and Santry Hall Industrial Estate, Swords Road, Dublin 9.
Planning Authority	Dublin City Council (DCC)
Applicant	Serendale Limited
Prescribed Bodies	<ol style="list-style-type: none">1. DAA2. TII3. Uisce Eireann

Observers	18 no. as per the original Inspector's Report (IR) dated 19 th November 2022
Date of Site Inspection	16 th November 2022
Date of Oral Hearing	12 th June 2025
Inspector	Colin McBride

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1.0 Introduction

- 1.1. This second Addendum Report (AR) should be read in conjunction with the previous Inspector's Report (IR) on file dated 19th November 2022 and the previous AR on file dated 19th March 2025 prepared in respect of strategic housing development (SHD) application ABP-314458-22. This SHD application was submitted to the Board under section 4(1) of the Planning & Development (Housing) and Residential Tenancies Act, 2016 (as amended).
- 1.2. Pursuant to Board Direction BD-019507-25 a limited agenda oral hearing was held¹ as provided for in section 18 of the 2016 Act, (as amended). The matters addressed at the limited agenda oral hearing were:
1. Compliance with Objective CUO25 of the Dublin City Development Plan 2022-2028, which seeks to provide a minimum of 5% of predominantly internal floor space for community, arts and culture spaces in developments of this size.
 2. To consider the North West Irish Sea Special Protection Area (site code 004236) in the context of the Appropriate Assessment Screening exercise for the proposed development.
- 1.3. In response to the matters on the limited agenda the applicant proposes to replace 19 no. apartments and 2 no. retail units with community/arts/culture space. The applicant submitted revised floor plans including provision of additional community and cultural space at the entire ground floor of Block D (1,017sqm), the entire ground floor of Block C (766sqm) apart from the ground floor crèche that is being retained at the ground floor of Block C and part of the first floor of Block C (225sqm at southern end). I am going to refer to these plans as Revision A. The plans include a layout showing the space dedicated to community and cultural uses and an illustrative layout identifying possible uses for the space including a library, multipurpose community hall/performance space, art studios, NGO, charity workshop rooms. A revised Community and Social Needs Audit was also provided dated June 2025 providing an up-to-date assessment of existing community and social uses in the area with the previous audit dated August 2022. A revised Appropriate Assessment Screening (AA

¹ Remotely, on 12th June 2025.

Screening report) dated 03rd June 2025. These were received prior to the hearing (04th June 2025) and circulated to all parties.

- 1.4. At the hearing the applicant also provided further revised plans for cultural and community space. These plans also provide for replacement of 19 no. apartments and 2 no. retail units with community/arts/culture space. These revised floor plans show the provision of additional community and cultural space for part of the ground floor of Block D (648sqm) and part of ground floor of Block C (176sqm), part of the first floor of Block D (489) part of the first floor of Block C (548sqm) and part of the second floor of Block C (209sqm). These revised plans are also accompanied by revised elevations to facilitate the changes to the floor plans of Block C and D. I am going to refer to these plans as Revision B. These plans also include some alterations to elevation treatments of Blocks C and D with revised plans submitted illustrating such.
- 1.5. Submissions in relation to the limited agenda oral hearing were also received from Dublin City Council (DCC).

2.0 Oral Hearing

- 2.1. This section summarises the online Limited Agenda Oral Hearing that took place on Thursday June 12th 2025. A complete recording of the oral hearing is available for the Coimisiun's consideration and is attached to the file. It commenced at 10.00am and concluded at approximately 10.45am. The following parties were represented at the hearing:
- 2.2. Applicant – Blaine Cregan, John Spain and David Ferguson (John Spain Associates), John McKeown, Brian Kennedy, Raymond Martin (Serendale Limited) John Fleming, Ger Kelly (John Fleming Architects), Brian Deegan (Altemar).
- 2.3. Dublin City Council – Billy Joe Padden (Senior Planner).
- 2.4. Submissions were received by the Board from the applicant in advance of the hearing.

Inspector's Opening Statement

- 2.5. I made an opening statement setting out relevant procedural aspects of the hearing, including the rationale for the holding of the hearing.

Submission to the Hearing on Behalf of the Applicant

- 2.6. Blaine Cregan led the submission on behalf of the applicants. John Fleming provided a description of the proposed development. Blaine Cregan outlined that a revised Community and Social Needs Audit had been carried out to provide an up to date status on existing community, cultural and social use and facilities within the area including pointing to an increased level in existing social uses within the Omni Park shopping centre including a primary care and medical centre of 2,000sqm. It was outlined the community and cultural space provided will be run by the management company.
- 2.7. John Fleming did an overview of the revised plans including the plans part of their original submission (Revision A) to the hearing that were circulated (provision of community and cultural space at ground floor of Block D and ground and first floor of Block C) and the further revised plans (Revision B) presented at the hearing (provision of community and cultural space at part of the ground floor of Blocks C and D, part of the first floor of Blocks C and D and at part of the second floor of Block C). It was indicated that the further revision was carried out on foot of a consultation prior to the hearing with Dublin City Council Arts Officer, who has recommended that a mix of ground floor and upper floor space be provided rather than providing the majority of space at ground floor level. John Fleming outlined that both revisions provide for 5% of the gross floor area towards community and cultural space and both result in replacement of 19 no. apartments and 2 no. retail units.
- 2.8. Blaine Cregan referred to the issue of the North West SPA and that revised AA Screening report has been submitted to the hearing including a screening assessment that considers the North West Irish Sea SPA as well as the designated site originally included in the screening exercise carried out previously. It is indicated that the conclusion remains the same and that no significant effects will occur in the case of any designated Natura 2000 sites.
- 2.9. Brian Deegan of Altamar who carried out the revised AA Screening report indicated that the modifications proposed to the floor plans to deal with the issue of community and cultural space will have no effect on the SPA.

- 2.10. Full detail is contained in the audio recording of the hearing and in the applicant's written submission, which are on file.

Submission to the Hearing on Behalf of Dublin City Council (DCC)

- 2.11. Billy Joe Padden noted the applicant's submission. It was noted that the revised floor plans submitted appear to comply with the provisions of Objective CUO25. It was pointed out that Dublin Council did not get much time to review the applicants' submission to the hearing including the revised plans (Revision A) provided to the Board prior to the hearing as well noting that the applicant has come to the hearing with further revised plans (Revision B). It was acknowledged that the applicant did consult with the Local Authority's Arts Officer prior to producing the further revised (Revision B) plans presented at the hearing. Should the Board consider it appropriate to condition the 5% cultural, arts, and community space the Council would have no objection in principle. The SPA issue is a matter for the Board as the competent authority. The Council concluded its submission by inviting the Board to consider the Chief Executive's Report² and DCC's oral hearing submission.

Questioning

- 2.12. I asked both Dublin City Council, initially, and then the applicants whether they had any questions. Neither had.
- 2.13. I had no questions for the applicant.

Inspector's Closing Comments

- 2.14. I made a brief closing statement and then closed the limited agenda oral hearing.

3.0 Assessment

- 3.1. This second AR should be read in conjunction with the IR on file dated 19th November 2022 and the AR on file dated 19th March 2025. The IR assessed in detail the original SHD planning application in the context of the DCDP 2016-2022, and the AR assessed

² This is dated 25th October 2022 and was submitted by DCC on foot of the SHD application.

the SHD in the context of the current DCDP 2022-2028 and relevant updated Guidance.

- 3.2. The reason the Board directed that a limited agenda oral hearing be held was because the Development Plan under which the application is to be decided is the DCDP 2022-2028 and not the 2016-2022 Plan under which the application was made. Objective CUO25 are material changes in the current Plan from the previous Plan and the North-West Irish Sea SPA was designated in 2023 after the application was made in 2022. The Board was precluded from seeking further information and circulating the response to all parties so it took the decision in the interest of natural justice to have a limited agenda oral hearing, as provided for under section 18 of the Planning & Development (Housing) and Residential Tenancies Act, 2016, as it is the only mechanism by which these issues could have been addressed in a public forum.
- 3.3. Having regard to the contents of both the IR and the AR, and the information presented at the limited agenda oral hearing, I am satisfied that the only outstanding matters to be addressed are the two matters for which the limited agenda oral hearing was held. These are individually considered in this section.

1. Objective CUO25 of the Dublin City Development Plan (DCDP) 2022-2028

- 3.4. Objective CUO25 requires that development in excess of 10,000sqm must provide at a minimum for 5% community, arts, and culture spaces, predominantly internally, as part of the development. This objective was introduced as part of the DCDP 2022-2028, and it was not an objective of the 2016-2022 DCDP under which this SHD application was originally submitted. The cumulative gross floor area of the proposed SHD is 40,231sqm (excluding basement) and 5% of this is 2,011.57sqm. The original proposal provided a 195.3sqm of community space was proposed as part of the application this resulted in a shortfall of 1,816.27sqm.
- 3.5. As part of the submission to the oral hearing (Revision A), the applicant provided a revised floor plans which provided for the removal of 19 no. apartments and 2 no. retail units to provide community/cultural space in lieu. This is illustrated in the ground and first floor plans submitted prior to the hearing on the 04th June 2025. This layout provides for 2,062sqm of community space, which is 5.125% of the gross floor area (excluding basement). These plans provide a layout with no defined uses and an

illustrative layout showing potential uses such as a library, art studios, multi-purpose community hall/performance space).

- 3.6. Revision B submitted at the oral hearing provides for revision to the ground and first floor layouts of Block C and D and the second floor layout of Block C. These plans provide for the same level of community/cultural space as Revision A, 2,062sqm, which as stated is 5.125% of the gross floor area (excluding basement).
- 3.7. The gross floor area of the proposal is 48,730.2sqm with 5% of such being 2,436.51sqm. The applicant has excluded the basement area for the purpose of calculating the 5% requirement. I consider that this a reasonable approach and that the 5% based on a gross floor area of 40,231sqm is acceptable in this case.
- 3.8. I consider that both Revision A and Revision B would meet the requirements of Objective CUO25 and could be implemented by way of condition in the event of a grant of permission. Both revisions do not alter the scale or form of the development and would entail some elevational revisions that could be dealt with by way of condition. Such revision would have no significant impact on architectural character of the proposal and would not cause undue overlooking or impact on any adjoining properties having regard to the context of the site and the location of Blocks C and D.
- 3.9. Notwithstanding the principle of compliance of the proposed development with objective CUO25, there are consequent implications of the proposed revisions in matters such as unit mix, car parking, and elevations.

Changes to unit mix

- 3.10. The unit mix for the original SHD application was 1 no. studio (0.2%), 221 no. one bed units (48.4%), 211 no. two-bed units (46.2%) and 24 no. three-bed units (5.3%). Further to the revisions proposed as part of the oral hearing submission the mix would be revised to in the case of Revision A, 1 no. studio (0.22%), 211 no. one bed units (48.17%), 203 no. two-bed units (46.34%) and 23 no. three-bed units (5.25%). In the case of Revision B, 1 no. studio (0.22%), 213 no. one bed units (48.6%), 201 no. two-bed units (45.8%) and 24 no. three-bed units (5.47%). This mix in both cases would remain compliant with the provisions of specific planning policy requirement (SPPR) 1 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines (July 2023) in that fewer than 50% of proposed units are one-bed or studio units. The

Housing Need Demand Assessment for the DCDP 2022-2028 does not apply to this area.

Changes to car parking

- 3.11. I previously considered car parking in paragraph 2.9.2 (SPPR 3) of the AR dated 19th March 2025. As a result of the proposed reduction in apartment numbers the car parking ratio would increase slightly from approx. 0.47 per apartment as originally proposed to approx. 0.48. I consider that there would be negligible impact on car parking standards as a result of the reduction in apartment numbers.

Changes to elevations

As part of the limited agenda oral hearing submission the applicant provided revised plans. In the case of Revision A, revised floor plans were submitted with no revised elevations. In the case of Revision B, revised elevations were provided. I would note that Revision A provides for more ground floor community/cultural space than Revision B with provision of community/cultural space at the entire ground floor of Blocks C (apart from the crèche) and D, which will entail such space overlooking external communal open space areas, Courtyard 3 (between Blocks C and D) and Courtyard 2 (between Blocks A and C). Revision B spreads the community and cultural space over ground, first and second floor levels and is concentrated to the south of Block C and D where such space overlooks and is accessed off public open space.

Conclusion

- 3.12. I consider that both Revision A and B would comply with objective CUO25. I consider that Revision B would be better of the two plans based on confinement of such space to the south of Blocks C and D and the fact it overlooks and is accessed from public open space. I would also note that this revision was based on consultation with the Arts Officer of Dublin City Council, a fact confirmed by Dublin City Councils submission to the hearing. I would reiterate that that Revision A was circulated to all parties prior to the hearing while Revision B was received on the day of the hearing. Notwithstanding such both layouts could be implemented by way of condition without altering the overall design and scale of the proposal.

3.13. Having regard to the foregoing, I consider that the detail submitted as part of the applicant's submission to the limited agenda oral hearing has addressed the requirement for 5% of the floor area to be provided as community/arts/cultural use as per objective CUO25 of the DCDP 2022-2028. I consider that relevant conditions relating to management, access, and elevations as referenced above should be included in any grant of permission. I consider that Item 1 of the limited agenda oral hearing has been satisfactorily addressed.

2. Appropriate Assessment (AA) Screening

3.14. Screening for AA was initially carried out in section 13 of the IR dated 19th November 2022. The IR concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on South Dublin Bay SAC, North Dublin Bay SAC, Baldoyle Bay SAC, Malahide Estuary SAC, Howth Head SAC, Rockabill to Dalkey Island SAC, Ireland's Eye SAC, Rogerstown Estuary SAC, South Dublin Bay and River Tolka Estuary SPA, North Bull Island SPA, Baldoyle Bay SPA, Malahide Estuary SPA, Ireland's Eye SPA, Rogerstown Estuary SPA, Howth Head Coast SPA, or any other European site, in view of the sites' conservation objectives, and stage 2 AA was not required.

3.15. The North-west Irish Sea SPA was designated in 2023, after the submission of the SHD application. I carried out an AA screening exercise, specific to this SPA, in section 4/appendix 1 of the AR dated 19th March 2025. I concluded that the proposed development would not have a likely significant effect on North-west Irish Sea SPA, and therefore on any European site either alone or in combination with other plans or projects having regard to the conclusion of the previous IR. As this SPA was not considered in the AA Screening Report dated 25th August 2022 which accompanied the SHD application the Board included this as the second limited agenda matter to be addressed.

3.16. As part of the limited agenda oral hearing submission the applicant submitted a revised AA Screening Report dated June 2025. The report concluded, on the basis of objective information, that the possibility may be excluded that the proposed development will have a significant effect on the 15 European sites referred to in paragraph 3.14 and North-west Irish Sea SPA, arising from the project itself or in combination with other plans and projects.

3.17. Having regard to the content of the AA Screening Report prepared for the SHD application, the AA Screening in the IR dated 19th November 2022, the AA Screening in the AR dated 19th March 2025, and the AA Screening report dated 3rd June 2025 submitted in support of the applicant's limited agenda oral hearing submission, in my opinion it is clear that the proposed development would not have a likely significant effect on any European site either alone or in combination with other plans or projects and AA (stage 2) under section 177V of the Planning & Development Act, 2000 (as amended) is not required. No measures intended to avoid or reduce harmful effects on European sites were taken into account in reaching this conclusion. This conclusion is based on:

- objective information presented in the Appropriate Assessment Screening Reports,
- the zone of influence of potential impacts, which does not include North-west Irish Sea SPA (site code 004236), and,
- the nature of the site which is not an ex-situ site for SCI species.

3.18. I consider that Item 2 of the limited agenda oral hearing has been satisfactorily addressed and that my screening assessment carried out in the AR dated 19th March 2025 remains valid.

4.0 Other Matters

4.1. There are other matters that I consider it relevant to briefly address.

Environmental Impact Assessment (EIA)

4.2. I note the provisions of the IR dated 19th November 2022 in relation to the reasoned conclusion on the significant effects of the proposed development (pages 128-129). I do not consider that the matters addressed in the limited agenda oral hearing have any material effect on the EIA as carried out in the IR.

Original Inspector's Report (IR) Dated 2nd December 2022

4.3. Board Direction BD-017282-24 dated 21st August 2024 sought an updated report from Inspectorate providing an assessment of the proposed development by reference to the current statutory development plan and any relevant updated Guidance. I prepared

the AR dated 19th March 2025 specifically having regard to the changes between the 2016-2022 and 2022-2028 DCDPs and updated Guidance and on 19th April 2024, under Board Direction BD-019507, the Board directed a limited agenda oral hearing be held. This was held on 12th June 2025. On foot of the limited agenda oral hearing, the only matter which had a material impact on the proposed development is the provision of 5% community/arts/cultural space.

- 4.4. Having regard to the foregoing, I have altered the Recommendation (Section 14.0), the Reasons and Considerations (Section 15.0), and the Recommended Coimisiun Order (Section 16.0) of the IR dated 19th November 2022 only in so far as required to reflect the development as proposed on foot of the limited agenda oral hearing, the DCDP 2022-2028, and the current policy environment. These sections are set out in sections 5, 6, and 7 of this second addendum report.

Submission by DAA

- 4.5. A submission was received from the DAA. This submission refers to the fact that they had previously made a submission on the 9th of September 2022. The follow up submission refers to the proposed development being located within Dublin Airport Noise Zone D and the Fingal Development Plan 2023-2029 Objective DAO11. The submission received does not refer to any issues subject to the limited agenda oral hearing and erroneously refers to the fact the application is subject to the provisions of the Fingal Development Plan 2023-2029 whereas the application is within Dublin City Council's jurisdiction.

5.0 Recommendation

- 5.1. I consider the principle of development as proposed to be acceptable on this site. The site is suitably zoned for residential and commercial development, is a serviced site, where public transport, social, educational and commercial services are available. The proposed development is of a suitably high quality and provides for a mix of studio, one, two and three-bedroom apartments which are served by high quality communal and public open space.

- 5.2. I do not foresee that the development will negatively impact on the existing residential and visual amenities of the area. Suitable pedestrian, cycling and public transport is available to serve the development. The development is generally in accordance with National Guidance and Local Policy and is in accordance with the proper planning and sustainable development of the area.
- 5.3. I recommend that section 9(4)(a) of the Act of 2016 be applied, and that permission is **GRANTED** for the development, for the reasons and considerations and subject to the conditions set out below.

6.0 Reasons and Considerations

Having regard to:

- (i) the site's location on lands with a zoning objective for neighbourhood centre including residential and commercial and the policy and objective provisions in the Dublin City Development Plan 2022-2028 in respect of residential development,
- (ii) the nature, scale and design of the proposed development which is consistent with the provisions of the Dublin City Development Plan 2022-2028 and appendices contained therein,
- (iii) to the Rebuilding Ireland Action Plan for Housing and Homelessness 2016,
- (iv) to Housing for All – A New Housing Plan for Ireland, issued by the Department of Housing, Local Government and Heritage in September 2021,
- (v) the provisions of the National Biodiversity Action Plan 2023-2030, which have been considered,
- (vi) the provisions of the Sustainable Residential and Compact Settlement Guidelines for Planning Authorities (January 2024),
- (vii) the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, issued by the Department of the Housing and Planning and Local Government, July 2023,
- (viii) the Climate Action Plan 2025,
- (ix) the availability in the area of a wide range of social and transport infrastructure,

(x) to the pattern of existing and permitted development in the area,

(xi) Chief Executive's Report and supporting technical reports of Dublin City Council,

(xii) the comments made at the North Central Area Committee meeting,

(xiii) to the submissions and observations received,

(xiv) the submissions and observations made to the oral hearing on the 13th day of March 2025 including the amendments made to the application, and,

(xv) the Inspectors' reports which include a revised Appropriate Assessment screening relating to the North-west Irish Sea Special Protection Area (SPA) (site code 004236),

it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of urban design, height and quantum of development and would be acceptable in terms of traffic and pedestrian safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

7.0 Recommended Coimisiun Order

Application: for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars lodged with An Bord Pleanála on the 26th August 2022, as amended by plans and particulars lodged with An Bord Pleanála as part of the limited agenda oral hearing on the 12th June 2025, by Serendale Limited.

Proposed Development:

Demolition of an existing structure and construction of 457 no. apartment units comprising 1 no. studio apartment, 221 no. 1-bed apartments, 211 no. 2-bed apartments and 24 no. 3-bed apartments within four blocks at the North West corner of Omni Park Shopping Centre, Santry and Santry Hall Industrial Estate, Swords Road, Dublin 9.

The proposed development will also provide for: 2 no. retail/café/restaurants totalling 430.9sqm, 1 no. residential amenity space of 604.9sqm; 1 no. crèche of 225.7sqm

(plus playground of 210sqm); and 1 no. community space of 195.3sqm at ground floor level.

The provision of 213 no. basement car parking spaces including 11 No. accessible spaces and 22 no. EV charging points. In addition, 7 no. motorcycle parking spaces are provided at basement.

The provision of 768 no. bicycle parking spaces (504 at basement and 264 at surface).

Vehicular access is via the entrance to Omni Park Shopping centre off the Swords Road.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the development proposal and accompanies the application.

Decision:

Grant permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered:

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

In coming to its decision, the Board had regard to the following:

- (i) the site's location on lands with a zoning objective for neighbourhood centre including residential and commercial and the policy and objective provisions in the Dublin City Development Plan 2022-2028 in respect of residential development,
- (ii) the nature, scale and design of the proposed development which is consistent with the provisions of the Dublin City Development Plan 2022-2028 and appendices contained therein,

- (iii) to the Rebuilding Ireland Action Plan for Housing and Homelessness 2016,
- (iv) to Housing for All – A New Housing Plan for Ireland, issued by the Department of Housing, Local Government and Heritage in September 2021,
- (v) the provisions of the National Biodiversity Action Plan 2023-2030, which have been considered,
- (vi) the provisions of the Sustainable Residential and Compact Settlement Guidelines for Planning Authorities (January 2024),
- (vii) the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, issued by the Department of the Housing and Planning and Local Government, July 2023,
- (viii) the Climate Action Plan 2025,
- (ix) the availability in the area of a wide range of social and transport infrastructure,
- (x) to the pattern of existing and permitted development in the area,
- (xi) Chief Executive’s Report and supporting technical reports of Dublin City Council,
- (xii) the comments made at the North Central Area Committee meeting,
- (xiii) to the submissions and observations received,
- (xiv) the submissions and observations made to the oral hearing on the 12th day of June 2025 including the amendments made to the application, and,
- (xv) the Inspectors’ reports which include a revised Appropriate Assessment screening relating to the North-west Irish Sea Special Protection Area (SPA) (site code 004236),

and considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of urban design, height and quantum of development and would be acceptable in terms of traffic and pedestrian safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment (AA):

The Board completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European sites, taking into account the nature, scale and location of the proposed development within a suitably zoned and adequately serviced urban site, the Appropriate Assessment Screening Reports submitted with the application and as part of the applicant's submission to the limited agenda oral hearing, the Inspectors' Reports, and submissions on file.

In completing the screening exercise, the Board adopted the reports of the Inspectors and concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European site in view of the conservation objectives of such sites.

Environmental Impact Assessment:

The Board completed in compliance with Section 172 of the Planning and Development Act 2000, an environmental impact assessment of the proposed development, taking into account:

- (a) the nature, scale, location and extent of the proposed development in an urban area served by foul and surface sewerage systems,
- (b) the environmental impact assessment report and associated documentation submitted with the application,
- (c) the submissions from the planning authority, the prescribed bodies and the public in the course of the application, and
- (d) the Inspectors' Reports.

Reasoned Conclusions on the Significant Effects

The Board considered that the Environmental Impact Assessment Report, supported by the documentation submitted by the applicant, provided information which is reasonable and sufficient to allow the Board to reach a reasoned conclusion on the significant effects of the proposed development on the environment, taking into account current knowledge and methods of assessment and the results of the

examination set out in the Inspectors' Reports. The Board is satisfied that the information contained in the Environmental Impact Assessment Report is up to date and complies with the provisions of EU Directive 2014/52/EU amending Directive 2011/92/EU. The Board considered that the main significant direct and indirect effects of the proposed development on the environment are those arising from the impacts listed below. A Construction Environmental Management Plan is the overarching general mitigation relevant to the project design and delivery for the construction stage.

The board considers that the main significant direct and indirect effects of the proposed development on the environment are as follows:

- Significant direct positive effects with regard to population, land and material assets arising from facilitating the potential development of additional housing and other accommodation on zoned serviced land accessible to a district centre and public transport.
- Potential effects arising from noise and vibration during construction which will be mitigated by appropriate management measures.
- Potential effects on air during construction which will be mitigated by a dust management plan including a monitoring programme.
- Potential indirect effects on water which will be mitigated during the occupation of the development by the proposed system for surface water management and attenuation with respect to stormwater runoff and the drainage of foul effluent to the public foul sewerage system, and which will be mitigated during construction by appropriate management measures to control the emissions of sediment to water.
- A positive effect on the streetscape because the proposed development would improve the amenity of the land through the provision of dedicated public open spaces and improved public realm.

The likely significant environmental effects arising as a consequence of the proposed development have therefore been satisfactorily identified, described and assessed.

The Board completed an environmental impact assessment in relation to the proposed development and concluded that, subject to the implementation of the mitigation measures proposed in each chapter of the Environmental Impact

Assessment Report, and, subject to compliance with the conditions set out herein, the effects on the environment of the proposed development by itself and cumulatively with other development in the vicinity would be acceptable. In doing so, the Board adopted the report and conclusions of the reporting inspector.

Conclusions on Proper Planning and Sustainable Development:

The Board considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable residential density at this location, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of urban design, height and quantum of development, as well as in terms of traffic and pedestrian safety and convenience. The proposal would, subject to conditions, provide an acceptable form of residential amenity for future occupants.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on 12th day of June 2025 as part of the applicant's submission to the limited agenda oral hearing including, omission of 19 no. apartment and 2 no. retail units, provision of community and cultural space at ground and first floor level of Block D and ground, first and second floor level of Block C, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development, or as otherwise stipulated by conditions hereunder, and the development shall be carried out and completed in accordance with the agreed particulars. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of clarity.

2. Permission is for a five-year period from the date of this grant of permission.

Reason: In the interests of clarity.

3. The proposed development shall amended as follows...

(a) The 22 units in Block D featuring internal kitchens Block D (D1-0.1, D1-0.8, D1-1.1, D1-1.8, D1-2.1, D1-2.8, D1-3.1, D1-3.8, D1-4.1, D1-4.8, D1-5.1, D1-5.8, D1-6.1, D1-6.8, D1-7.1, D1-7.8, D1-8.1, D1-8.8, D1-9.1, D1-9.8, D1-10.1, D1-10.8) shall be amended to provide for shared living kitchen dining areas apart from units omitted to provide community/cultural space under condition no. 1.

(b) Alterations shall be made to reduce the number of units with access to balconies from bedroom (142 units/31%) only to at most 20% of units proposed in the total development. This shall be achieved by provision of doors from main living space and extension or relocation of balconies to allow for access from the living space.

The amended plans shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of development.

Reason: In the interests of residential amenity.

4. The specific use of the community and cultural space provided on foot of the amended plans submitted to the limited agenda oral hearing shall be agreed with the Planning Authority in writing prior to the occupation of such.

Reason: In the interests of clarity.

5. The number of residential units permitted by this grant of permission is 438 no. units in the form 1 no. studio apartment, 213 no. 1-bed apartments, 201 no. 2-bed apartments and 24 no. 3-bed apartments.

Reason: In the interests of clarity.

6. Details of the materials, colours and textures of all the external finishes to the proposed building shall be as submitted with the application, unless otherwise agreed in writing with, the Planning Authority prior to commencement of development. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of visual amenity.

7. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

8. Proposals for a development name and numbering scheme and associated signage shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. Thereafter, all such names and numbering shall be provided in accordance with the agreed scheme.

Reason: In the interest of urban legibility.

9. Public lighting shall be provided in accordance with a scheme, which shall include lighting along pedestrian routes through the communal open spaces, details of which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development/installation of lighting. Such lighting shall be provided prior to the making available for occupation of any apartment unit.

Reason: In the interests of amenity and public safety.

10. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of

broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

11. The road network serving the proposed development, including turning bays, junction with the public road, parking areas, footpaths and kerbs, access road to service areas and the undercroft car park shall be in accordance with the detailed construction standards of the Planning Authority for such works. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of amenity and of traffic and pedestrian safety.

(a) The car parking facilities hereby permitted shall be reserved solely to serve the proposed development. All car parking spaces shall be assigned permanently for the residential development and shall be reserved solely for that purpose. These residential spaces shall not be utilised for any other purpose.

(b) The car parking spaces shall be reserved solely for the use by a car sharing club. The developer shall notify the Planning Authority of any change in the status of this car sharing club.

(c) Prior to the occupation of the development, a Parking Management Plan shall be prepared for the development and shall be submitted to and agreed in writing with the Planning Authority.

Reason: To ensure that adequate parking facilities are permanently available to serve the proposed residential units and the remaining development.

12. A minimum of 10% of all car parking spaces should be provided with functioning EV charging stations/ points, and ducting shall be provided for all remaining car parking spaces, including in-curtilage spaces, facilitating the installation of EV charging points/stations at a later date. Where proposals relating to the installation of EV ducting and charging stations/points has not been submitted with the

application, in accordance with the above noted requirements, such proposals shall be submitted and agreed in writing with the Planning Authority prior to the occupation of the development. The car parking spaces for sole use of the car sharing club shall also be provided with functioning EV charging stations/ points.

Reason: To provide for and/or future proof the development such as would facilitate the use of Electric Vehicles.

13. A total of 768 no. bicycle parking spaces shall be provided within the site. Details of the layout, marking demarcation and security provisions for these spaces shall be as submitted to An Bord Pleanála with this application, unless otherwise agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

14. Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.

Reason: In the interest of public health and surface water management

15. The developer shall enter into water and wastewater connection agreement(s) with Irish Water, prior to commencement of development.

Reason: In the interest of public health.

16. The site shall be landscaped (and earthworks carried out) in accordance with the detailed comprehensive scheme of landscaping, which accompanied the application submitted, unless otherwise agreed in writing with, the Planning Authority prior to commencement of development.

Reason: In the interest of residential and visual amenity.

17.

(a) The communal open spaces, including hard and soft landscaping, car parking areas and access ways, communal refuse/bin storage, and all areas not intended to be taken in charge by the local authority, shall be maintained by a legally constituted management company

(b) Details of the management company contract, and drawings/particulars describing the parts of the development for which the company would have responsibility, shall be submitted to, and agreed in writing with, the planning authority before any of the residential units are made available for occupation.

Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

18.

(a) A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities for each apartment unit shall be submitted to, and agreed in writing with, the Planning Authority not later than 6 months from the date of commencement of the development. Thereafter, the waste shall be managed in accordance with the agreed plan.

(b) This plan shall provide for screened communal bin stores, the locations and designs of which shall be included in the details to be submitted.

Reason: In the interest of residential amenity, and to ensure the provision of adequate refuse storage.

19. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and

Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interest of sustainable waste management.

20. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:

- (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
- (b) Location of areas for construction site offices and staff facilities;
- (c) Details of site security fencing and hoardings;
- (d) Details of on-site car parking facilities for site workers during the course of construction;
- (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
- (f) Measures to obviate queuing of construction traffic on the adjoining road network;
- (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
- (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
- (i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;

- (j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (l) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.
- (m) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the Planning Authority.

Reason: In the interest of amenities, public health and safety.

21. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Saturdays inclusive, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

22. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -

- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,
- (b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and

(c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

23. The developer shall consult with the Dublin Airport and Irish Aviation Authority to agree any proposals for crane operations (whether mobile or tower crane) prior to the commencement of development.

Reason: In the interest of orderly development.

24. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the Planning Authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the Planning Authority or any other prospective party to the agreement to An Bord Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and development Act 2000, as amended, and of the housing strategy in the development plan of the area.

25. Prior to commencement of development, the developer shall lodge with the Planning Authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until

taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the Planning Authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

26. The developer shall pay to the Planning Authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Colin McBride

Senior Planning Inspector

23rd June 2025