

ABP-310753-21– Material Change S146B

South Dublin County Council's Comments:

The Planning Authority notes that the amendments to the SHD has been considered as material and are being considered by An Bord Pleanala under Section 146B (2) of the Planning and Development Act 2000 (as amended). S146B of the Act states:

146B. — (1) Subject to subsections (2) to (8) and section 146C, the Board may, on the request of any person who is carrying out or intending to carry out a strategic infrastructure development, alter the terms of the development the subject of a planning permission, approval or other consent granted under this Act.

Section 146B(8) provides for a consultation period on the material alterations. It is noted that the submission shall relate to the impact of the alterations on the environment and the whether the Board should make the alteration to the terms of the development concerned.

The applicant has set out that the following amendments are proposed [bold = Planning Authority emphasis].

- *Proposed external and internal alterations to previously permitted Blocks C, D & E only including elevational changes; reduction in site levels; **increase in height** to accommodate construction method requirements including lift shaft overrun, AOV and parapet; **minor increase in footprint/floor plans** of Blocks C, D & E to accommodate construction method requirements and revised apartment mix/layouts;*
- *Proposed alterations to previously permitted apartment layouts and communal spaces within **Block C**, a proposed **additional setback floor (i.e. proposed 7 storey building)** comprising 7 no. additional units (6 no. 1 beds and 1 no. 2 bed), with alterations also proposed to the previously permitted apartment unit mix within this block, resulting in an overall **increase of 8 no. units** in total i.e. from 30 no. 1 beds and 17 no. 2 beds (47 no. units) to now provide 37 no. 1 beds and 18 no. 2 beds (55 no. units);*
- *Proposed alterations to previously permitted apartment layouts and communal spaces within **Block D**, a proposed **additional setback floor (i.e. proposed 8 storey building)** comprising 5 no. additional units (2 no. 1 beds and 3 no. 2 beds), with alterations also proposed to the previously permitted apartment unit mix within this block, resulting in an overall increase of 8 no. units in total i.e. from 33 no. 1 beds and 34 no. 2 beds (67 no. units) to now provide 38 no. 1 beds and 37 no. 2 beds (75 no. units);*
- *Proposed alterations to previously permitted apartment layouts and communal spaces within **Block E**, a proposed **additional setback floor (i.e. proposed 9 storey building)** comprising 7 no. additional units (6 no. 1 beds and 1 no. 2 bed), with alterations also proposed to the previously permitted apartment unit mix within this block, resulting in an overall increase of 8 no. units in total i.e. from 40 no. 1 beds and 23 no. 2 beds (63 no. units) to now provide 47 no. 1 beds and 24 no. 2 beds (71 no. units). This results in an overall total increase of 24 no. units from the previously permitted 250 no. units*

(134 no. 1 beds and 116 no. 2 beds) to now provide 274 no. units (147 no.1 beds and 127 no. 2 beds);

- *Proposed alterations to previously permitted ESB sub-station;*
- *Proposed alterations to previously permitted landscaping proposals to accommodate minor*
- *increase in footprint of Blocks C, D & E;*
- *Proposed alterations to previously permitted basement plan layout and configuration*
- *including minor increase in size and provision of an additional 24 bicycle parking spaces and 26 car parking spaces.*

The main issues highlighted by the Planning Authority for consideration are:

Public Availability

Please note that SDCC made the documentation available at

<http://www.sdublincoco.ie/Planning/Details?regref=ABP-310753-21>

Strategic Position for Site

The Board are referred to the Chief Executive Report, dated 20th July 2020 under Planning reference SHD3ABP-307092-20 for the context of the Planning Authority view of the original SHD proposal. No strategic objections raised to the material amendments proposed.

The Planning Authority repeats that all units should have balconies / private amenity space.

Change in levels:

Details provided on drawings 21133-LDEZZ-00-DR-SC-5C12-REV 2 and 21133-LDE-ZZ-00-DR-SC-5C13-REV 2, as stated in the Planning Response Report.

It is not apparent these plans have been submitted.

Change in heights:

- *Blocks C, D & E only: increase in height to accommodate construction method requirements*
- *Block C, a proposed additional setback floor (i.e. proposed 7 storey building)*
- *Block D, a proposed additional setback floor (i.e. proposed 8 storey building)*
- *Block E, a proposed additional setback floor (i.e. proposed 9 storey building)*

The Planning Authority notes that sections of the proposal will become higher. The Planning Authority welcomes that Block A and B are not altered. The original permission was assessed on its height and density, an incremental increase in height and density will have ramifications for the immediate receiving environment. It is considered that the Board should carefully consider the revised TTA, open space requirements and the Planning Authority draws the Board's attention to the requirements of the Urban Development and Building Height Guidelines (2018), in particular paragraphs 3.1, 3.2 and SPPR 3, including the update of all relevant assessments.

It is noted that the apartments would meet the dual aspect requirements.

Increase in footprint of Blocks C, D & E

Alterations to apartment mix:

The revised mix should meet the requirements of SPPR1.

- Block C overall increase of 8 no. units in total i.e. from 30 no. 1 beds and 17 no. 2 beds (47 no. units) to now provide 37 no. 1 beds and 18 no. 2 beds (55 no. units);

The reduction in 2bed 3p and increase in 2bed 4p apartments is welcomed. 7 additional 1bed also provided – the Planning Authority request the applicant to consider whether these could be a smaller number of larger apartments. It is noted from the schedule provided, that whilst still meeting the minimum floorspace requirements, the smaller 1bed, bigger 1bed and smaller 2bed 4p apartment would be smaller than previously granted, as set out on Page 5 of the qualitative assessment report.

- Block D overall increase of 8 no. units in total i.e. from 33 no. 1 beds and 34 no. 2 beds (67 no. units) to now provide 38 no. 1 beds and 37 no. 2 beds (75 no. units);

The reduction in 2bed 3p and increase in 2bed 4p apartments is welcomed, although it is noted that there is an overall loss of 1 x 2bed apartment. Five additional 1bed also provided – the Planning Authority request the applicant to consider whether these could be a smaller number of larger apartments. It is noted from the schedule provided, that whilst still meeting the minimum floorspace requirements, the smaller and bigger 2bed 4p apartment would be smaller than previously granted, as set out on Page 5 of the qualitative assessment report

- Block E increase of 8 no. units in total i.e. from 40 no. 1 beds and 23 no. 2 beds (63 no. units) to now provide 47 no. 1 beds and 24 no. 2 beds (71 no. units). This results in an overall total increase of 24 no. units from the previously permitted 250 no. units (134 no. 1 beds and 116 no. 2 beds) to now provide 274 no. units (147 no. 1 beds and 127 no. 2 beds);

The reduction in 2bed 3p and increase in 2bed 4p apartments is welcomed. 7 additional 1bed also provided – the Planning Authority request the applicant to consider whether these could be a smaller number of larger apartments. It is noted from the schedule provided, that whilst still meeting the minimum floorspace requirements, the smaller 1bed, bigger 1bed and smaller 2bed 4p apartment would be smaller than previously granted, as set out on Page 5 of the qualitative assessment report.

- Proposed alterations to previously permitted ESB sub-station;

It is not evident what these changes are.

- Proposed alterations to previously permitted landscaping proposals to accommodate minor increase in footprint of Blocks C, D & E.

It is noted that there would be a decrease in the level of green roof provision, which is not welcomed. The Planning Authority urges the Board to seek increased green infrastructural elements throughout the proposed development, if a grant of permission is recommended.

- *Proposed alterations to previously permitted basement plan layout and configuration including minor increase in size and provision of an additional 24 bicycle parking spaces and 26 car parking spaces*

The basement would increase in size to include the top left / north west area included new car parking spaces. There are no objections to the principle of extending the basement. The other alterations are minor.