



An
Bord
Pleanála

Board Direction
BD-003674-19
ABP-304212-19

Re: Amending Board Order
146B(2)(b) of the Planning and Development Act 2000
(Associated application reference number: ABP-301522-18)

REQUEST received by An Bord Pleanála on the 12th day of April 2019 from Viscount Securities under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of the Strategic Housing Development at Clay Farm, Dublin 18 which is the subject of a permission under An Bord Pleanála reference number ABP-301522-19.

WHEREAS the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated the 2nd day of August 2018,

AND WHEREAS the Board has received a request to alter the terms of the development which is the subject of the permission,

AND WHEREAS the proposed alteration is described as follows:

- Alter Block E2 to provide communal residential amenity space at ground floor level and 5 duplex units above resulting in a net reduction of 3 duplex units, with associated elevational changes
- Omit the projecting basement wings of Blocks E01-E03, E04-E06 and E07-E09 with the loss of 29 car parking spaces and
- Reconfigure the surface car parking in front of Blocks E01-E03, E04-E06 and E07-E09 and the shops and creche to accommodate a disabled space in front of each block with a net increase of 1 car parking space,

as shown on the drawings submitted with the request

AND WHEREAS the Board decided, in accordance with section 146B(2)(b) of the Planning and Development Act 2000, as amended, not to invite submissions or observations from the public in relation to whether the proposed alteration would constitute the making of a material alteration to the terms of the development concerned,

AND WHEREAS the Board decided, in accordance with section 146B(2)(a) of the Planning and Development Act 2000, as amended, that the proposed alteration would not result in a material alteration to the terms of the development, the subject of the permission,

AND WHEREAS having considered all of the documents on file and the Inspector's report, the Board considered that the making of the proposed alteration would not be likely to have significant effects on the environment or on any European Site,

NOW THEREFORE in accordance with section 146B(3)(a) of the Planning and Development Act, 2000, as amended, the Board hereby alters the above mentioned decision so that the permitted development shall be altered in accordance with the plans and particulars

REASONS AND CONSIDERATIONS

Having regard to:

- (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-301522-18 for this site, which includes 927 dwellings, a creche, 2 retail units and all associated site works and services,
- (ii) the environmental impact assessment and the screening for appropriate assessment carried out in the course of that application,
- (iii) the limited nature and scale of the alterations, and
- (iv) the absence of any significant new or additional environmental effects (including those in relation to Natura 2000 sites) arising as a result of the proposed alterations, and

- (v) the absence of any new or significant issues relating to the proper planning and sustainable development of the area arising from the proposed alterations

It is considered that the proposed alterations would not be material. In accordance with section 146B(3)(a) of the Planning & Development Act, as amended, the Board hereby makes the said alterations.

Board Member

Date: 31/07/2019

Paul Hyde