



An
Bord
Pleanála

Board Direction
BD-005686-20
ABP-306404-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/04/2020.

REQUEST received by An Bord Pleanála on the 15th of January 2020 from John Spain Associates on behalf of 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, Ballyogan Road, Dublin 18, which is the subject of a permission under An Bord Pleanála reference number ABP-304288-19.

WHEREAS the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated the 29th day of July 2019,

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:

- Alterations to Block G and Block E7 relating to the internal configuration of 42 no. units (35 in Block G and 6 in Block E7), associated amendments to the location of balconies and elevations of each block,
- Alterations to configuration of the basement car parks of both blocks;
- Omission of the permitted substation to the north of Block E7 and provision of a substation to the south of Block G and associated alteration to the adjacent apartments within Block G,

- Associated site layout changes, including provision of a drop-off area to the east of Block G, and all associated works 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-304288-19 for this site,
- (ii) 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: 30/04/2020

Paul Hyde