



An
Bord
Pleanála

Board Direction
BD-008009-21
ABP-309416-21

The file and the Inspector's report were considered at a Board meeting held on 27/04/2021.

REQUEST received by An Bord Pleanála on the 10th day of February 2021 from RPS on behalf of Cosgrave Developments under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of the Strategic Housing Development at the lands off Northwood Avenue, Santry, Dublin 9, which is the subject of a permission under An Bord Pleanála reference number ABP-306075-19.

WHEREAS the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated the 24th day of March 2020,

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 Condition No. 2 and Condition No. 3 of previously permitted development ABP-306075-19 with the omission of 1 no. two-bed apartment (Unit C2/2) rather than the omission of two no. two-bed apartments, as stated in Condition No. 2. These alterations would consequently alter Condition No. 3 with the development providing 330 no. apartments overall.

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 condition 2(c) and condition 3 of the above-mentioned decision so that the permitted development shall be altered, in accordance with the plans and particulars received by the Board on the 10th day of February 2021:

Condition No. 2(a)

The proposed development shall be amended as follows:

- (a) An increase in the area of the proposed childcare facility, including outdoor play provision, to accommodate a minimum of 62 childcare places. This shall be achieved by internal modification and omission of one number two-bed Block C ground floor apartment unit (Units C2/2) as shown in Drawing PL06 Apartment Blocks Ground Floor Plan

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority/An Bord Pleanála prior to commencement of development.

Reason: In the interests of proper planning and sustainable development, to safeguard the amenities of the area and to enhance permeability.

Condition No. 3

The number of residential units permitted by this grant of permission is 330 number units.

Reason: In the interest of clarity.

Reasons and Considerations

Having regard to:

- (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-306075-19 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,
- (vi) the report of the Board's Inspector

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: 27/04/2021



Paul Hyde

