

An
Bord
Pleanála

Board Direction
BD-009490-21
ABP-310163-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/11/2021.

REQUEST received by An Bord Pleanála on the 7th day of May 2021 from NTM ROI Seed Capital LP under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a permitted Strategic Housing Development of 289 no. bedspaces within 47 no. bedroom clusters, amenity space and associated site works at a site at Nolan Seafoods Limited, Rathdown Road, Dublin 7, the subject of a permission under An Bord Pleanála reference number ABP-302749-18.

WHEREAS the Board made a decision to grant permission, subject to 20 conditions, for the above-mentioned development by order dated the 6th day of February 2019 under ABP-302749-18,

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

AND WHEREAS the proposed alterations are described as follows:

- Alterations to previously permitted ABP-302749-18 (as altered by ABP-306991-20, ABP-307009-20 and ABP-309277-20) to comprise a change of use of a permitted area of office space to the south of Block B to provide a single studio unit.

AND WHEREAS the Board decided, in accordance with section 146B(2)(a) of the Planning and Development Act 2000, as amended, that the proposed alterations

would result in a material alteration to the terms of the development, the subject of the permission,

AND WHEREAS the Board decided to require the requestor to make available information relating to the request for inspection, and require the requestor to invite submissions or observations,

AND WHEREAS having considered all of the documents on file and the Inspector's report, the Board considered that the making of the proposed alterations 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 received by the Board on the 7th day of May 2021.

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.

REASONS AND CONSIDERATIONS

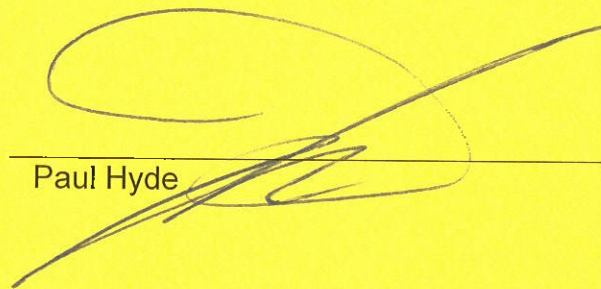
Having regard to:

- (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-302749-18 for this site, which includes 289 no. student bedspaces within 47 no. bedroom clusters, amenity space and associated site works,
- (ii) the examination of the environmental impact, including in relation to European sites, carried out in the course of that application;

- (iii) the limited nature, scale and extent of the alterations;
- (iv) the absence of any significant new or additional environmental concerns (including in relation to European sites) arising as a result of the proposed alterations, and
- (v) the report of the Board's Inspector,

it is considered that the proposed alterations to the permitted development would be generally in accordance with the provisions of the Dublin City Development Plan 2016-2022, would not be likely to give rise to impacts on the surrounding area that significantly differed from those that were considered before permission was granted and would not injure the character of the permitted development or the level of amenity that it would afford its occupants. The requested alterations would therefore be in keeping with the proper planning and sustainable development of the area.

Board Member



Paul Hyde

Date: 23/11/2021

