

An
Bord
Pleanála

Board Direction
BD-009961-22
ABP-311232-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/02/2022.

REQUEST received by An Bord Pleanála on the 25th day of August 2021 from John Spain Associates on behalf of Claregrove Developments Ltd. under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of the Strategic Housing Development at the lands at Newtown, Malahide Road, Dublin 17, which is the subject of a permission under An Bord Pleanála reference number ABP-305943-19.

WHEREAS the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated the 18th 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 the permitted internal car and bicycle parking, motorcycle parking, and bin storage areas to improve vehicle circulation and to allow for internal accessible parking;
- Increase in the floor to floor heights of both blocks by 75mm to provide for floor to floor heights of 3 metres throughout;
- Alteration (lowering) of the FFL of the ground floor of the duplex units to the rear of Block B, to provide for level access from the adjacent landscaped area and to follow the gradient of existing roads / routes;

- Reconfiguration of stair and lift cores and associated ancillary internal reconfiguration within both blocks to facilitate Part M compliance and meet fire safety requirements;
- Alterations to the permitted building facades of both blocks, to reflect adjustments made to stair and lift cores, adjustment to parapet heights (uppermost parapet level remains unchanged), and the addition of fire escape doors;
- All associated and ancillary alterations, including associated landscaping alterations.

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 received by the Board on the 25th day of August 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.

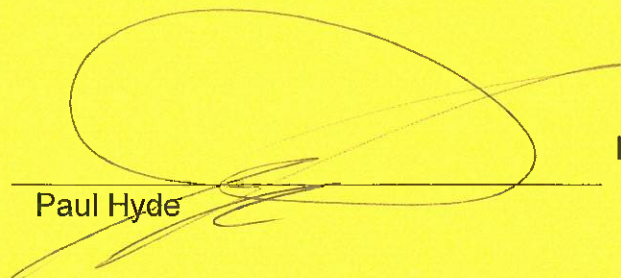
REASONS AND CONSIDERATIONS

Having regard to:

- (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-305943-19 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



Paul Hyde

Date: 08/02/2022

