



An
Bord
Pleanála

Board Direction
BD-010920-22
ABP-311499-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/06/2022.

REQUEST received by An Bord Pleanála on the 28th day of September 2021 from Stephen Little & Associates on behalf of Ruirside 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 42A Parkgate Street, Dublin 8, which is the subject of a permission under An Bord Pleanála reference number ABP-306569-20.

WHEREAS the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated the 28th day of May 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:

- Addition of a combined heat pump / chiller unit (plant), with associated screening, on the roof of Block C3.
- Omission of decorative glass structures within the landscaped rooftop amenity areas at Level 8 Block C2 and Level 9 Block B1.
- Increase in size of internal substation from c.51 sq m to c.56.8 sq m, at ground floor of Block B1.

- Cumulative reduction of PV panel areas, from c.488 sq m to c.92 sq m, and associated cumulative reduction in green roof area by c.453 sq m, at roofs of Blocks C3 and B2.
- Minor change in residential unit mix (19no. units affected), achieved through floor plan efficiencies, as follows:
 - 8no. permitted studio units (38 sq m GFA each) change to 8no. 1-bed units (45.4 sq m GFA each); at mezzanine to 7th floor levels, Block C3.
 - 8no. permitted 2-bed, 3 person units (63.1 sq m GFA each) change to 8no. 2-bed, 4 person units (74 sq m GFA each); at mezzanine to 7th floor levels, Block C2.
 - 1no. permitted 1-bed unit (63 sq m GFA) changes to 1no. 2-bed, 3 person unit (63 sq m GFA); at 9th floor level, Block B1.
 - 1no. permitted 1-bed unit (45.1 sqm GFA) changes to 1no. studio unit (38 sqm GFA) and 1no. permitted studio unit (38 sqm GFA) changes to 1no. 1-bed unit (45.1 sqm GFA) at 8th floor level, Block C3.
- Minor associated changes to fenestration in the following areas:
 - Western elevation of Block C3;
 - Courtyard (east) elevation of Block C3 & C2; and
 - Courtyard (east & west) elevations of Block B1.

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 28th day of September 2021.

Reasons and Considerations

Having regard to:

- (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-306569-20 for this site,
- (ii) 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, and
- (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



Dave Walsh

Date: 24/06/2022

