



An  
Bord  
Pleanála

**Board Direction**  
**BD-010624-22**  
**ABP-312215-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/05/2022.

**REQUEST** received by An Bord Pleanála on the 14<sup>th</sup> December 2021 from Sandyford GP Limited under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of the Strategic Housing Development at the Former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18, which is the subject of a permission under An Bord Pleanála reference number ABP-305940-19.

**WHEREAS** the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated the 12<sup>th</sup> 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:

- Provision of sprinkler system fire protection at Lower Ground Floor level (Level 0).

- Associated provision of a new plant area of 198 square metres at the western side of the Lower Ground Floor level (Level 0) to accommodate sprinkler tanks.
- Reorganisation and rationalisation of the layout of the Lower Ground Floor level (Level 0) to accommodate the amended plant area requirements and access to same which affects the area of various permitted spaces within Level 0.
- Rearrangement of cycle, motorbike and car parking layouts.
- Minor adjustment to the external basement wall at the eastern boundary of the site.
- Change in Floor Area at Level 0 from 10,284 square metres as permitted to 10,533 square metres (increase by 249 square metres / 2.4%) to accommodate the 198 square metres plant area and 51 square metres arising from rationalisation of spaces and adjustment of cranked wall.

**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 An Bord Pleanála on the 14<sup>th</sup> December 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-305940-19 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**

  
Michelle Fagan

**Date:** 05/05/2022

