

An
Bord
Pleanála

Board Direction
BD-010609-22
ABP-312221-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/05/2022.

REQUEST received by An Bord Pleanála on the 15th December 2021 from CASL Carrigrohane Road (Cork) LP under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of the Strategic Housing Development at 124-126 Parnell Street, Dublin 1, which is the subject of a permission under An Bord Pleanála reference number ABP-303615-19.

WHEREAS the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated the 17th May 2019,

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 previously permitted development ABP-303615-19 resulting in a total of 276 no. student bedspaces and associated site works

AND WHEREAS the Board decided, in accordance with section 146B(2)(b) of the Planning and Development Act 2000, as amended, to invite submissions or observations from the public in relation to the proposed alteration, the Board had regard to the submissions made to it on foot of that invitation and determined, 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, including submissions made by observers, the planning authority and statutory consultees, 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 15th 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-303615-19 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: 03/05/2022

