

An
Bord
Pleanála

Board Direction
BD-012334-23
ABP-314872-22

The submissions on this file were considered at a Board meeting held on 01/06/2023.

The Board decided as follows:

WHEREAS the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by Order dated the 26th day of April, 2016,

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

AND WHEREAS the proposed alterations are described as follows and as more particularly described in the report submitted to the Board on 13th October, 2022:

- Alteration to material finishes.
- Alteration to elevations and façade.
- Requirement for substation and air handling equipment.
- Alteration to roof plan.
- Omission of sedum roof and photovoltaics.
- Extended kitchen layout.
- Fire lobbies at basement car park.
- Minor internal 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 alterations 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 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 under An Bord Pleanála reference number PL29S.PA0043 shall be altered in accordance with the plans and particulars received by An Bord Pleanála on the 13th day of October, 2022.

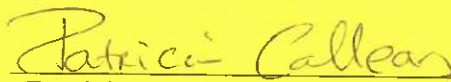
REASONS AND CONSIDERATIONS

Having regard to:

- (i) the alterations made to the above permitted development under An Bord Pleanála Reference Numbers PL29S.PM0012, ABP-304520-19 and ABP-310446-21.
- (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 and scale of the alterations when considered in relation to the overall permitted development,
- (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, which is adopted,

Board Member


Patricia Calleary

Date: 01/06/2023

