



An
Bord
Pleanála

Board Direction
BD-019133-25
ABP-321068-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/03/2025.

The Board decided, generally in accordance with the Inspector's recommendation, that the proposed alterations would not result in the making of material alterations to the terms of the development approved under ABP-318607-23 and the alterations are therefore to be made as indicated hereunder.

REQUEST received by An Bord Pleanála on the 15th day of October 2024 from The Land Development Agency care of KPMG Future Analytics of 1 Stoke Place, St. Stephen's Green, Dublin, under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of the strategic infrastructure development for construction of a residential led mixed- use scheme across 16 blocks within 9 buildings ranging in height from f4 to 15 storeys at lands at Park West Avenue, Cherry Orchard, Dublin, the subject of an approval under An Bord Pleanála reference number ABP-318607-23.

WHEREAS the Board made a decision to approve the proposed development, subject to conditions, for the above-mentioned development by order dated the 9th day of July 2024,

AND WHEREAS the proposed alterations are described as follows:

- Block 1 – Addition of a cleaner's store at first floor level.
- Block 2A – Addition of a cleaner's store at ground floor level.

- Block 2B – Inclusion of a cleaner's store at ground floor and a second stairwell for fire escape purposes. This results in a change to the unit mix wherein 12 two-bed units have been amended to 12 one-bed units. Community, Arts, and Cultural Space 6 has been omitted. There are minor changes to fenestration on the northwest and southwest elevations and a reduction of two residential car parking spaces at upper ground floor.
- Block 3 – Addition of a cleaner's water closet at ground floor and a cleaner's store at first floor level.
- Block 5 – Addition of two cleaner's stores at ground floor level.
- Block 6 – Addition of two cleaner's stores and an accessible water closet at ground floor. Change in unit mix from 6 two-bed, four-person units to 6 two-bed, three-person units at levels 1-4 of Block 6A. A 30 square metre increase of the external Community, Arts, and Cultural Space/Community Garden adjacent to the west of Block 6B.
- Block 7 – Addition of two cleaner's stores at ground floor.
- Block 8 – Addition of two cleaner's stores at ground floor.
- Block 9 – Addition of two cleaner's stores and two accessible water closets at ground floor.
- Block 10 – Addition of two cleaner's stores at ground floor.
- Blocks 1-3 – Addition of sprinklers and ventilations in the car parking areas: Amendments also consist of the inclusion of a water storage tank within the lower ground level between Block 3 and the supermarket. Additional grilled openings have also been introduced at the lower and upper level to allow for ventilation to the car parking areas resulting in some minor amendments to the elevations on the lower levels of Block 3 (west and southwest) and upper levels of Block 1 (south).

AND WHEREAS having regard to the issues involved, 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 the matter,

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 the making of a material alteration to the terms of the development, the subject of the approval,

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 abovementioned decision so that the approved development shall be altered in accordance with the plans and particulars received by An Bord Pleanála on the 15th day of October 2024, for the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to:

- (i) the nature and scale of the development permitted under An Bord Pleanála Reference Number ABP-318607-23 for this site,
- (ii) the screening for appropriate assessment and environmental impact assessment carried out during the course of that application,
- (iii) the limited nature and scale of the alterations,
- (iv) the absence of any significant new or additional environmental effects (including those in relation to European Sites arising as a result of the proposed alterations,

- (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, which is adopted,

it is considered that the proposed alterations would not be material. In accordance with section 146B(3)(a) of the Planning and Development Act, 2000, as amended, the Board hereby makes the said alterations.

Board Member



Tom Rabbette

Date: 07/03/2025