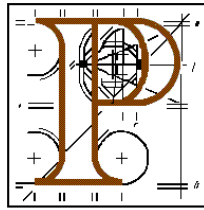


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: 4040/17

An Bord Pleanála Reference Number: ABP-301716-18

APPLICATION FOR LEAVE TO APPEAL against the decision of the planning authority by Joseph Haverty of 85 Harold's Cross Road, Harold's Cross, Dublin having an interest in land adjoining the land in respect of which Dublin City Council decided on the 17th day of May, 2018 to grant subject to conditions permission to Kavcre St. Clare's Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin.

PROPOSED DEVELOPMENT: Amendments to previously permitted development granted under planning register reference number 2186/15 (An Bord Pleanála reference number PL 29S.245164) as amended by planning register reference number 2825/17. The application site includes a Protected Structure RPS reference number 3583. The proposed amendments consist of the following: - Alterations to proposed Blocks E, F, G (planning register reference number 2825/17) to increase the height of the Blocks from 4 number storeys (13 metres) to 5 number storeys (16 metres), the additional storey in Block F will be set back on the eastern elevation at 4th floor level (5 no. storey); - the additional storeys on Blocks E, F and G will provide for 30 number units (13 number in Block E, 5 number in Block F and 12 number in Block G) and will comprise of 5 number 1 bedroom, 18 number 2 bedrooms and 7 number 3 bedrooms. - Replacement of 2 number three bedroom units at ground floor level of Block G with a crèche of circa 254 square metres. An outdoor play area of circa 150 square metres will also be provided in association with the crèche; - Elevational amendments to Blocks E, F, G including private balconies/terraces as a result of the additional storey; - Reconfiguration of permitted basement to provide for 160 no. car parking spaces and 226 no. cycle spaces; - Revisions to landscape masterplan layout to provide additional hard and soft landscaping; - Minor alterations to roof plans to provide for flues and lift shafts at roof level and all necessary site works to facilitate the development. The proposed amendments will result in an overall

