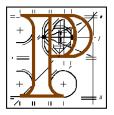
# An Bord Pleanála



# 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 17<sup>th</sup> 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

increase of 28 number additional units, increasing the total number of units permitted under planning register reference number 2186/15 (An Bord Pleanála reference number PL 29S.245164) as amended by planning register reference number 2825/17 from 172 number to 200 number units; all on a site of circa 1.7 hectares at the former St. Clare's Convent and numbers 115- 119 Harold's Cross Road, Harold's Cross, Dublin.

#### DECISION

REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

#### MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

Having regard to the submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of conditions imposed by the planning authority to which the grant is subject.

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this day of

2018.

An Bord Pleanála