



Planning and Development Acts 2000 to 2018

Amendment of Board Order

Planning Authority: Dublin City Council

Planning Register Reference Number: 4040/17.

Development Concerned: Alterations to proposed Blocks E, F, G (planning register reference number 2825/17) to increase the height of the Blocks from four number storeys (13 metres) to five number storeys (16 metres), the additional storey in Block F will be set back on the eastern elevation at 4th floor level (five number storey). The additional storeys on Blocks E, F and G will provide for 30 number units (13 number in Block E, five number in Block F and 12 number in Block G) and will comprise of five number one-bedroom, 18 number two-bedroom and seven number three-bedroom. Replacement of two 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 and G including private balconies/terraces as a result of the additional storey. Reconfiguration of permitted basement to provide for 160 number car parking spaces and 226 number 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 appeal reference number PL 29S.245164), as amended by planning register reference number 2825/17 from 172 number to 200 number units. Amendments to previously permitted development, planning register reference number 2186/15 (An Bord Pleanála appeal reference number PL 29S.245164), as amended by planning register reference number 2825/17 (An Bord Pleanála appeal reference number ABP-300031-17), on a site of circa 1.7 hectares at the former Saint Clare's Convent and numbers 115-119 Harold's Cross Road, Harold's Cross, Dublin. The application site includes a Protected Structure, RPS Reference Number: 3583.

WHEREAS the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by Order dated the 26th day of October, 2018:

AND WHEREAS it has come to the attention of the Board that due to a clerical error conditions numbers 3, 4, 5 and 6 of the Board's Order and the reasons therefor were attached in error,

AND WHEREAS the Board considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the Board's decision,

AND WHEREAS having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal the subject of this amendment,

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision so that conditions numbers 3, 4, 5 and 6 of its Order and the reasons therefor shall be omitted.

Paul Hyde

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

Dated this day of 2018.