



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire Rathdown County Council (Associated An Bord Pleanála application reference number ABP-304288-19)

REQUEST received by An Bord Pleanála on the 15th day of January 2020 from Viscount Securities care of John Spain Associates, 39 Fitzwilliam Place, Dublin, under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a permitted Strategic Housing Development of 192 number apartments at Clay Farm, Ballyogan Road, Dublin 18, the subject of a permission under An Bord Pleanála reference number ABP-304288-19.

WHEREAS the Board made a decision to grant permission for the above-mentioned development by order dated the 30th day of July 2019, subject to 16 conditions,

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

AND WHEREAS the proposed alterations are described as follows:

- (i) Alterations to Block G and Block E7 relating to the internal configuration of 42 number units (35 number in Block G and six number in Block E7), associated amendments to the location of balconies and elevations of each block,
- (ii) Alterations to configuration of the basement car parks of both blocks;

- (iii) Omission of the permitted substation to the north of Block E7 and provision of a substation to the south of Block G and associated alteration to the adjacent apartments within Block G,
- (iv) Associated site layout changes, including provision of a drop-off area to the east of Block G, and
- (v) All associated works.

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 alterations 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 shall be altered, in accordance with the plans and particulars received by the Board on the 15th day of January 2020.

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.

