

An  
Bord  
Pleanála

**Board Order**  
**ABP-309416-21**

## **Planning and Development Acts 2000 to 2020**

**Planning Authority: Fingal County Council**

**Associated Reference Number: ABP-306075-19**

**REQUEST** received by An Bord Pleanála on the 10<sup>th</sup> day of February 2021 from Cosgrave Developments care of RPS of West Pier Business Campus, Dún Laoghaire, County Dublin under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a permitted Strategic Housing Development the subject of a permission under An Bord Pleanála reference number ABP-306075-19.

**WHEREAS** the Board made a decision to grant permission, subject to 32 conditions, for the above-mentioned development by Order dated the 24<sup>th</sup> day of March 2020,

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

**AND WHEREAS** the proposed alteration is described as follows:

Alterations to Condition Number 2 and Condition Number 3 of previously permitted development An Bord Pleanála Reference Number ABP-306075-19 with the omission of one number two-bed apartment (Unit C2/2) rather than the omission of two number two-bed apartments, as stated in Condition Number 2. These alterations would consequently alter Condition Number 3 with the development providing 330 number apartments overall all located at lands off Northwood Avenue, Santry, Dublin 9.

**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 alteration 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 alteration 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 10<sup>th</sup> day of February 2021.

Condition No. 2(a)

The proposed development shall be amended as follows:

- (a) An increase in the area of the proposed childcare facility, including outdoor play provision, to accommodate a minimum of 62 childcare places. This shall be achieved by internal modification and omission of one number two-bed Block C ground floor apartment unit (Units C2/2) as shown on Drawing PL06 Apartment Blocks Ground Floor Plan.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of proper planning and sustainable development, to safeguard the amenities of the area and to enhance permeability.

Condition No. 3

The number of residential units permitted by this grant of permission is 330 number units.

**Reason:** In the interest of clarity.

## REASONS AND CONSIDERATIONS

Having regards to:

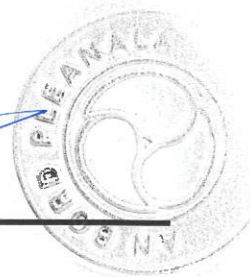
- (a) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-306075-19 for this site,
- (b) the screening for appropriate assessment carried out in the course of that application,
- (c) the limited nature and scale of the alterations,
- (d) the absence of any significant new or additional environmental effects including those in relation to European Sites arising as a result of the proposed alterations,
- (e) the absence of any new or significant issues relating to the proper planning and sustainable development of the area arising from the proposed alterations,
- (f) the report of the Planning Inspector,

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.



Paul Hyde

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



Dated this *29<sup>th</sup>* day of *April* 2021