

An  
Bord  
Pleanála

## Board Order ABP-309899-21

### Planning and Development Acts 2000 to 2020

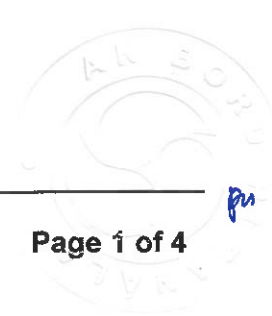
### Planning Authority: South Dublin County Council

### Associated Reference Number: ABP-307092-20

**REQUEST** received by An Bord Pleanála on the 8<sup>th</sup> day of April 2021 from Randelswood Holdings Limited care of Downey Planning of 1 Westland Square, Pearse Street, Dublin 2 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-307092-21.

**WHEREAS** the Board made a decision to grant permission, subject to 23 conditions, for the above-mentioned development by Order dated the 1<sup>st</sup> day of September 2020,

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

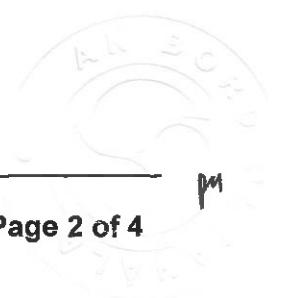


**AND WHEREAS** the proposed alteration is described as follows:

- Proposed external and internal alterations to previously permitted Blocks A and B only including elevational changes; increase in height to accommodate construction method requirements including lift shaft overrun, Automatic Opening Vent Systems and parapet; minor increase in footprint of Blocks A and B to accommodate construction method requirements; alterations to and, increase of residential amenity spaces within Block A and at basement level including removal of basement plant room; alterations to previously permitted apartment layouts and communal spaces within Block A; alterations to previously permitted apartment layouts and communal spaces within Block B and alterations to the previously permitted apartment unit mix within this block only from 18 number one-beds and 28 number two-beds (46 units) to now provide 12 number one-beds and 34 number two-beds (46 units),
- Proposed alterations to previously permitted landscaping proposals including relocation of vents and of one number bike shelter; and,
- Proposed alterations to previously permitted basement plan. all located at lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20.

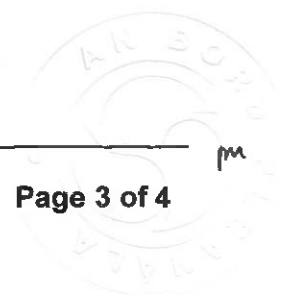
**AND WHEREAS** the Board decided, in accordance with section 146B(2)(b) of the Planning and Development Act 2000, as amended, not to invite submissions or observations from the public in relation to whether the proposed alteration would constitute the making of a material alteration to the terms of 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 8<sup>th</sup> day of April 2021.



## REASONS AND CONSIDERATIONS

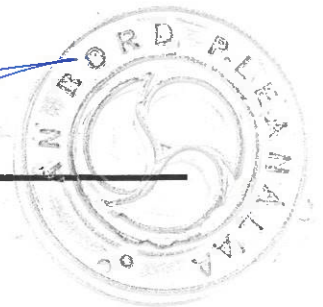
Having regards to:

- (a) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-307092-20 for this site,
- (b) the screening for appropriate assessment and environmental impact 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.

  
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**Paul Hyde**

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



Dated this 20<sup>th</sup> day of MAY.

2021