

An
Bord
Pleanála

Board Order
ABP-310163-21

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Associated Reference Number: ABP-302749-18

REQUEST received by An Bord Pleanála on the 7th day of May 2021 from NTM ROI Seed Capital LP care of John Spain Associates of 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 the subject of a permission under An Bord Pleanála reference number ABP-302749-18 as amended by An Bord Pleanála References ABP-306991-20, ABP-307009-20 and ABP-309277-20.

WHEREAS the Board made a decision to grant permission, subject to 20 conditions, for the above-mentioned development by Order dated the 6th day of February 2019,

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 previously permitted ABP-302749-18 as amended by An Bord Pleanála References ABP-306991-20, ABP-307009-20 and ABP-309277-20) to comprise a change of use of a permitted area of office space to the south of Block B to provide a single studio unit.

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 result in a material alteration to the terms of the development, the subject of the permission,

AND WHEREAS the Board decided to require the requestor to make available information relating to the request for inspection, and require the requestor to invite submissions or observations,

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 7th day of May 2021.



REASONS AND CONSIDERATIONS

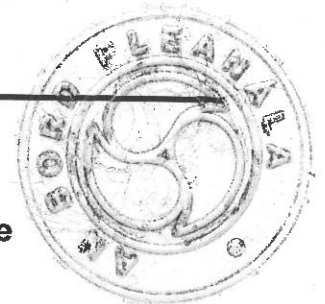
Having regards to:

- (i) The nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-302749-18 for this site, which includes 289 number student bedspaces within 47 number bedroom clusters, amenity space and associated site works,
- (ii) the examination of the environmental impact, including in relation to European Sites, carried out in the course of that application;
- (iii) the limited nature, scale and extent of the alterations;
- (iv) the absence of any significant new or additional environmental concerns including in relation to European Sites arising as a result of the proposed alterations, and
- (v) the report of the Board's Inspector.

It is considered that the proposed alterations to the permitted development would be generally in accordance with the provisions of the Dublin City Development Plan 2016-2022, would not be likely to give rise to impacts on the surrounding area that significantly differed from those that were considered before permission was granted and would not injure the character of the permitted development or the level of amenity that it would afford its occupants. The requested alterations would, therefore, be in keeping with the proper planning and sustainable development of the area.


Paul Hyde

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



Dated this 24th day of November 2021