



An  
Bord  
Pleanála

## Board Order ABP-310422-21

### Planning and Development Acts 2000 to 2020

### Planning Authority: Dún Laoghaire-Rathdown County Council

### Associated Reference Number: ABP-301522-18

**REQUEST** received by An Bord Pleanála on the 6<sup>th</sup> day of June 2021 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 the subject of a permission under An Bord Pleanála Reference Number ABP-301522-18 as amended by ABP-304212-19, ABP-305172-19 and ABP-308563-20.

**WHEREAS** the Board made a decision to grant permission, subject to 25 conditions, for the above-mentioned development by Order dated the 2<sup>nd</sup> day of August 2018,

**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:

To provide and ESB sub-station in the vicinity of the authorised apartment blocks W06 and W07 as shown on the drawings submitted with the request,

**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 4<sup>th</sup> day of June 2021.

## **REASONS AND CONSIDERATIONS**

Having regards to:

1. The nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-301522-18 for this site, as subsequently amended under ABP-304212-19, ABP-305172-19 and ABP-308563-20, which includes 935 number dwellings, a creche, two number retail units and all associated site works and services.
2. The environmental impact assessment and the screening for appropriate assessment carried out in the course of that application.

3. The limited nature and scale of the alterations.
4. 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.
5. The absence of any new or significant issues relating to the proper planning and sustainable development of the area arising from the proposed alterations.

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 30<sup>th</sup> day of August 2021