



An  
Bord  
Pleanála

**Board Order**  
**ABP-311232-21**

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## **Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

**Associated Reference Number: ABP-305943-19**

**REQUEST** received by An Bord Pleanála on the 25<sup>th</sup> day of August 2021 from Claregrove Developments Limited care of John Spain Associates of 39 Fitzwilliam Place, 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-305943-19.

**WHEREAS** the Board made a decision to grant permission, subject to 26 conditions, for the above-mentioned development by Order dated the 18<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 the permitted internal car and bicycle parking, motorcycle parking, and bin storage areas to improve vehicle circulation and to allow for internal accessible parking;
- Increase in the floor to floor heights of both blocks by 75 millimetre to provide for floor to floor heights of three metres throughout;

- Alteration (lowering) of the finished floor level of the ground floor of the duplex units to the rear of Block B, to provide for level access from the adjacent landscaped area and to follow the gradient of existing roads and routes;
- Reconfiguration of stair and lift cores and associated ancillary internal reconfiguration within both blocks to facilitate Part M compliance and meet fire safety requirements;
- Alterations to the permitted building facades of both blocks, to reflect adjustments made to stair and lift cores, adjustment to parapet heights (uppermost parapet level remains unchanged), and the addition of fire escape doors;
- All associated and ancillary alterations, including associated landscaping alterations.

**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 25<sup>th</sup> day of August 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-305943-19 for this site,
- (ii) the screening for appropriate assessment carried out in the course of that application,
- (iii) the limited nature and scale of the alterations, and
- (iv) 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, and
- (v) the absence of any new or significant issues relating to the proper planning and sustainable development of the area arising from the proposed alterations,
- (vi) 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 11<sup>th</sup> day of February 2022