

An
Bord
Pleanála

Board Order
ABP-311499-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Associated Reference Number: ABP-306569-20

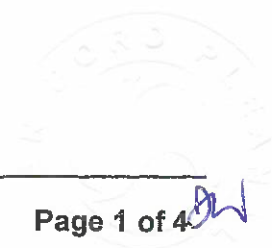
REQUEST received by An Bord Pleanála on the 28th day of September 2021 from Ruirside Developments Limited care of Stephen Little and Associates of 26/27 Pembroke Street Upper, Dublin under section 146B of the Planning and Development Act 2000, as amended, to alter the terms of a permitted Strategic Housing Development at the lands at 42A Parkgate Street, Dublin 8, which is the subject of a permission under An Bord Pleanála Reference Number ABP-306569-20.

WHEREAS the Board made a decision to grant permission, subject to 33 conditions, for the above-mentioned development by Order dated the 28th day of May 2020,

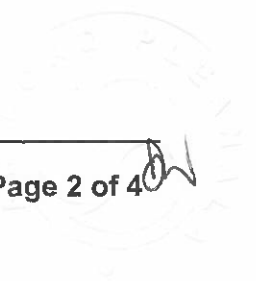
AND WHEREAS the Board has received a request to alter the terms of the development, the subject of the permission,

AND WHEREAS the proposed alteration is described as follows:

- Addition of a combined heat pump and chiller unit (plant), with associated screening, on the roof of Block C3.



- Omission of decorative glass structures within the landscaped rooftop amenity areas at Level 8 Block C2 and Level 9 Block B1
- Increase in size of internal substation from circa 51 square metres to circa 56.8 square metres, at ground floor of Block B1.
- Cumulative reduction of photovoltaic panel areas, from circa 488 square metres to circa 92 square metres and associated cumulative reduction in green roof area by circa 453 square metres, at roofs of Blocks C3 and B2.
- Minor change in residential unit mix (19 number units affected), achieved through floor plan efficiencies, as follows:
 - Eight number permitted studio units (38 square metres gross floor area each) change to eight number one-bed units (45.4 square metres gross floor area each); at mezzanine to 7th floor levels, Block C3.
 - Eight number permitted two-bed, three person units (63.1 square metres gross floor area each) change to eight number two-bed, four person units (74 square metres gross floor area each); at mezzanine to 7th floor levels, Block C2.
 - One number permitted one-bed unit (63 square metres gross floor area) changes to one number two-bed, three person unit (63 square metres gross floor area); at 9th floor level, Block B1.
 - One number permitted one-bed unit (45.1 square metres gross floor area) changes to one number studio unit (38 square metres gross floor area) and one number permitted studio unit (38 square metres gross floor area) changes to one number one-bed unit (45.1 square metres gross floor area) at 8th floor level, Block C3.
- Minor associated changes to fenestration in the following areas:
 - Western elevation of Block C3.
 - Courtyard (east) elevation of Block C3 and C2
 - Courtyard (east and west) elevations of Block B1.

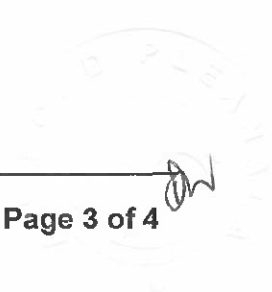


AND WHEREAS the Board decided, in accordance with section 146B(2)(a) of the Planning and Development Act 2000, as amended, that the proposed alterations would not result in a material alteration to the terms of the development, the subject of the permission,

AND WHEREAS 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 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 28th day of September 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-306569-20 for this site,
- (ii) 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, and
- (vi) The report of the Board's 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.



Dave Walsh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *27th* day of *June* 2022