

An
Bord
Pleanála

Board Order
ABP-311618-21M

Planning and Development Acts 2000 to 2021

Amendment of Board Order

Planning Authority: Dublin City Council

Planning Register Reference Number: 2062/21

Development Concerned: Proposed development comprises office redevelopment (circa 39,932 square metres total), including: a new four to eight storey office building (circa 32,101 square metres gross floor area office space) over double basement (circa 6,347 square metres) with setbacks at fourth, fifth and sixth floor levels; insert terraces at first, second and third floor levels to Saint Stephen's Green and Harcourt Street; and roof terraces at fourth, fifth, sixth and seventh floor levels; one number retail/café/restaurant unit (circa 465 square metres gross floor area) and all associated and ancillary site works, hard and soft landscaping, including: demolition of existing five to seven storey office complex, including basement (circa 17,550 square metres gross floor area); vehicular and pedestrian access to site and basement car park at existing site entrances at Saint Stephen's Green South and Harcourt Street; new double basement to accommodate 70 number car parking spaces (of which four number disabled spaces and 35 number with EV points), 600 number bicycle spaces, 25 number motorbike spaces, storage, plant and office welfare facilities; 20 number surface level visitor bicycle parking spaces; planting and hard landscaping of circulation and

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amenity spaces at lower ground to seventh floor levels; ancillary plant and stair/lift core at roof level; ESB sub station; six number 300 millimetres microwave link dishes in total, on a three metre steel pole support structure together with associated equipment on the rooftop of Block A; construction management measures at the interface of the proposed works and protected structures, including number 100 Saint Stephens Green and number 91 Harcourt Street, all at Stokes Place, Saint Stephen's Green South and Harcourt Street, Dublin. The site is generally bounded by numbers 92-100 Saint Stephen's Green (Protected Structure) and small apartment block to the rear of number 95 Saint Stephen's Green to the north and east; Harcourt Street to the west; numbers 87-91 Harcourt Street (Protected Structures) and buildings on Clonmel Street to the south and Iveagh Gardens (Protected Structure) to the south-east.

WHEREAS the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by Order dated the 20th day of January, 2023:

AND WHEREAS it has come to the attention of the Board that due to a clerical error a condition was omitted from the Board's Order,

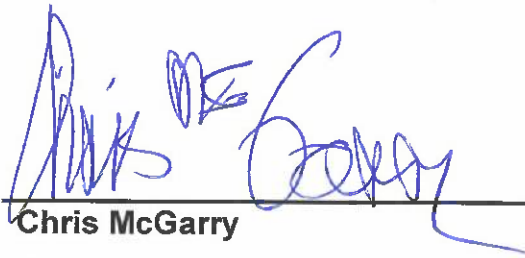
AND WHEREAS the Board considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the development, the subject of the decision,

AND WHEREAS having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal the subject of this amendment,

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision so that condition number 19 of its Order and the reason therefor shall be as follows:

19. The period during which the development hereby permitted may be carried out, shall be seven years from the date of this Order.

Reason: Having regard to the nature and scale of the development, involving the replacement of a significant existing development, the Board considers it appropriate to specify a period of validity of this permission in excess of five years.


Chris McGarry

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



Dated this  day of 

2023.