

An
Bord
Pleanála

Board Order
ABP-312144-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Associated Reference Number: ABP-305979-19

REQUEST received by An Bord Pleanála on the 8th day of December 2021 from Seven Cabra Real Estate Limited 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-305979-19.

WHEREAS the Board made a decision to grant permission, subject to 25 conditions, for the above-mentioned development by Order dated the 18th 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:

- Reconfiguration of the ground floor of Block A to allow for the subdivision of a commercial unit into a retail unit and commercial unit with consequential changes to the elevations and substation/switch room arrangements.
- Provision of new substations/switch rooms to Blocks D and F and consequential changes to the elevations and residential units of both blocks.

- Minor reconfigurations to the internal layouts of Blocks D and F and to the unit sizes and types to facilitate the requested alterations.
- The requested alterations to Blocks D and F will change the overall apartment mix from 33 number studios, 137 number one-bed, 271 number two-bed and 44 number three-bed units to 34 number studios, 134 number one-bedroom units, 273 number two-bed and 44 number three-bed units. There is no change to the overall number of residential units (485 number) or to the gross floor area (49,208.7 square metres).

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,

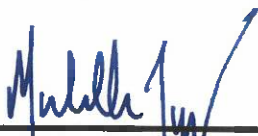
NOW THEREFORE in accordance with section 146B(3)(a) of the Planning and Development Act, 2000, as amended, the Board hereby alters the above-mentioned decision so that the permitted development shall be altered in accordance with the plans and particulars received by the Board on the 18th day of December 2021.

REASONS AND CONSIDERATIONS

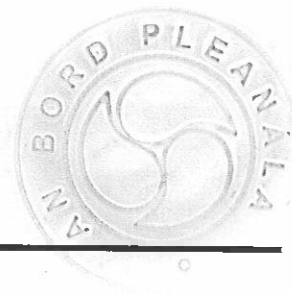
Having regards to:

- (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-305979-19 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 Board's Inspector.

It is considered that the proposed alteration would not be material. In accordance with section 146B(3)(a) of the Planning & Development Act, as amended, the Board hereby makes the said alteration.



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



Dated this 9th day of May 2022