



An  
Bord  
Pleanála

## Board Order ABP-312221-21

### Planning and Development Acts 2000 to 2021

**Planning Authority: Dublin City Council**

**Associated Reference Number: ABP-303615-19**

**REQUEST** received by An Bord Pleanála on the 15<sup>th</sup> day of December 2021 from CASL Carrigrohane Road (Cork) LP 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-303615-19.

**WHEREAS** the Board made a decision to grant permission, subject to 21 conditions, for the above-mentioned development by Order dated the 17<sup>th</sup> day of May 2019,

**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 permission ABP Ref: 303615-19 resulting in a total of 276 no. student bedspaces by:

- (a) the replacement of a seven-bedroom cluster at ground floor of Block C with an eight-bedroom cluster,

- (b) the replacement of a seven-bedroom cluster at first floor of Block D with an eight-bedroom cluster
- (c) the replacement of a five-bedroom cluster at third floor of Block D with an eight-bedroom cluster
- (d) addition of single studios at Block C at floors 3, 4, 5 and 6 and reconfigured layout at these levels,
- (e) addition of single studios at Block D at floors 4, 5 and 6 and reconfigured layout at these levels
- (f) the omission of twin studios and inclusion of double and accessible studios at Blocks C and D.

A repositioned vehicular underpass at Block D, omitted balcony at third floor Block D to accommodate revised cluster kitchen, reduced footprint of ground floor at Block E, minor changes to the footprint of Blocks B, C, D and E, elevational changes at Block C and D corresponding with proposed bedspaces and rooftop gables relocated to align with new layouts, three metre plant enclosure at roof level of Block E and photovoltaic panels relocated. The proposed alterations result in a reduced total floor area by 158 square metres to circa 8,107 square metres and an increase in student bedspaces by 19 number to 276 number bedspaces.

**AND WHEREAS** the Board decided, in accordance with section 146B(2)(b) of the Planning and Development Act 2000, as amended, to invite submissions or observations from the public in relation to the proposed alteration, the Board had regard to the submissions made to it on foot of that invitation and determined, that the proposed alteration 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, including submissions made by observers, the planning authority and statutory consultees, 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 15<sup>th</sup> day of December 2021.

### **REASONS AND CONSIDERATIONS**

Having regard to:

- (i) The nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-303615-19 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.

  

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**Paul Hyde**

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

Dated this 5<sup>th</sup> day of MAY 2022