

An
Bord
Pleanála

Board Order ABP-321106-24

Planning and Development Acts, 2000 to 2022

Planning Authority: Dublin City Council

(Associated application reference number: ABP-315306-22)

REQUEST received by An Bord Pleanála on the 21st day of October 2024 from The Land Development Agency 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 the strategic infrastructure development consisting of 543 apartments, a retail/café unit, mobility hub, community/artis workspace, childcare facility and all associated works, at the lands at the former St. Teresa's Gardens, Donore Avenue, Dublin, the subject of an approval under An Bord Pleanála reference number ABP-315306-22,

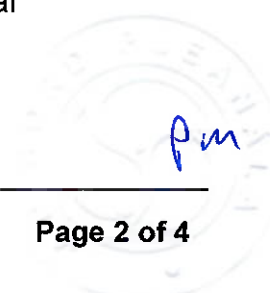
WHEREAS the Board made a decision to grant approval, subject to conditions, for the above-mentioned development by Order dated the 27th day of June 2023,

AND WHEREAS the Board has received a request to alter the terms of the development, which is the subject of the approval,

AND WHEREAS the proposed alterations/amendments are described as follows:

- Block 1 DCC1:
 - The provision of a new set down area to the eastern side of this block.
- Block DCC3:

- The provision of an additional internal stair core within the northern side of the southwest tower of this block. This will result in the revision of the apartment units between the 6th and 14th storeys from 9 two-bedroom units to 9 one-bedroom units. The revisions will extend to the arrangement of the balconies/windows.
- Provision of an access enclosure across the roof at level 06. This is to be located between the southwest and northwest cores.
- Minor revisions to the switch rooms and electricity substations on the northern, eastern, and western elevations.
- Removal of window to ensuite bathrooms of the units located on the north facing elevation within the courtyard area. This revision impact on six windows in total.
- Block DCC5:
 - Change of use of permitted artist workshop space to use by a boxing club. This refers to a total of 216 square metres on the ground floor of this block. The revisions to this floor will result in the loss of a ground floor unit and also includes associated internal reconfiguration and elevational changes.
 - Relocation/change of use of permitted bicycle storage space to allow for additional boxing club floor space.
 - Additional bicycle parking at surface level.
 - Provision of universal design lifts in this block which will result in a minor reduction in the internal floor area of apartment Type 3B, two-bedroom units.
 - Minor revisions to the switch rooms and electricity substations north facing.
 - Relocation of lift core and which results in revised internal configuration and elevational changes to the creche.
- Block DCC6:
 - The provision of a canopy to the level 06 deck access.
- Heating is to be provided by electricity rather than natural gas. The gas infrastructure is to be removed from this development and electrical infrastructure provided instead.



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 alteration would not result in a material alteration to the terms of the development, the subject of the approval,

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 designated 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 approved development, An Bord Pleanála reference number ABP-315306-22, shall be altered in accordance with the plans and particulars received by An Bord Pleanála on the 21st day of October 2024.

REASONS AND CONSIDERATIONS

Having regard to:

- (a) the nature and scale of the strategic infrastructure development permitted under An Bord Pleanála Reference Number ABP-315306-22 for this site,
- (b) the screening for appropriate assessment carried out during the course of that application,
- (c) the limited nature and scale of the alterations,

- (d) 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,
- (e) 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
- (f) 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.



Peter Mullan

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

Dated this 25th day of February, 2025