



An
Bord
Pleanála

Board Order 06D.PM0015

Planning and Development Acts, 2000 to 2017

Planning Authority: Dun Laoghaire-Rathdown County Council

(Associated application reference number: 06D.PA0039)

REQUEST received by An Bord Pleanála on the 29th day of September, 2017 from the National Rehabilitation Hospital of Rochestown Avenue, Dun Laoghaire, County Dublin under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a strategic infrastructure development described as a new purpose built 120-bed National Rehabilitation Hospital facility and associated facilities at the National Rehabilitation Hospital, Rochestown Avenue and Pottery Road, Dun Laoghaire, County Dublin.

WHEREAS the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated the 25th day of March, 2015,

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

AND WHEREAS the proposed alterations are described as follows:

- Demolition of Villa Maria with associated minor changes to car park layout
- Reconfiguration of roof plant including the provision of additional roof plant
- Site boundary revision with associated minor increase in landscape buffer zone along eastern boundary
- Additional gait training external garden therapy area

- Relocation of temporary contractor's compound from area to south of existing sports hall (to be demolished) to the east of the new bedroom wing in an area largely outside the red line boundary but within the blue line area within the applicant's control
- Changes to internal plan layouts and external building elevations including the following -
 - Extension of coffee shop into internal courtyard with associated changes to balconies/terraces facing into the courtyard
 - Modifications to entrance lobby on Northeast elevation
 - Minor adjustments to window and service utility placement on external north, east and west elevations
 - Changes to ambulance set down area – northeast and Northwest elevations
- Changes to utility service area in southern part of site as follows:
 - Alteration to bin store area by increasing size of yard by 43 square metres and inserting new roof
 - New MV substation, switch room and a new MV route from the Amgen substation
 - Additional gas skid

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 alterations 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 alterations 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 29th day of September, 2017.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard.

REASONS AND CONSIDERATIONS

Having regard to:

- (i) the nature and scale of the development permitted under An Bord Pleanála Reference Number 06D.PA0039 for this site,
- (ii) the examination of the environmental impact, including in relation to Natura 2000 sites, carried out in the course of that application,
- (iii) the nature and location of the alterations now proposed,
- (iv) the nature and limited scale of alterations when considered in relation to the overall scale of the hospital facility,
- (v) the absence of any significant new or additional environmental concerns (including in relation to Natura 2000 sites) arising as a result of the proposed alterations, and
- (vi) the report of the Board's inspector, which is adopted,

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

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

Dated this day of 2018.