



An  
Bord  
Pleanála

## Inspector's Addendum Report

**ABP-313812-22**

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<b>Development</b>	Permission for demolition of office building and construction of 4-10 storey block with basement and all associated site works.
<b>Location</b>	Carrisbrook House, 122 Pembroke Road, Ballsbridge, Dublin 4.
<b>Planning Authority</b>	Dublin City Council.
<b>Planning Authority Reg. Ref.</b>	4120/21
<b>Applicant(s)</b>	Atria V Lux SARL
<b>Type of Application</b>	Permission.
<b>Planning Authority Decision</b>	Grant permission.
<b>Type of Appeal</b>	Third Party
<b>Appellant(s)</b>	Pembroke Road Association
<b>Observer(s)</b>	Lansdowne & District Residents Association.
<b>Date of Site Inspection</b>	No new site inspection undertaken.

**Inspector**

Michael Dillon

## 1.0 Introduction

- 1.1. This report is an addendum report to the Inspector's Report in respect of ABP-313812-22, dated 26<sup>th</sup> January 2023.
- 1.2. On 13<sup>th</sup> September 2023, the board decided to defer this case for further consideration, pending the carrying out of an Environmental Impact Screening Determination by the Reporting Inspector, having regard to article 109 (2B) (a) of the Planning and Development Regulations, 2001 (as amended). Article 109 (2B) (a) states- "Where a planning application for sub-threshold is not accompanied by an EIAR but is accompanied by the information specified in Schedule 7A and sub-article (2A), or where an applicant submits to the Board such information pursuant to a requirement issued under sub-article (2)(b)(ii), the Board shall carry out an examination of, at the least, the nature, size or location of the development for the purposes of a screening determination".
- 1.3. The planning application to Dublin City Council was made on 17<sup>th</sup> December 2021. The application was accompanied by an Environmental Impact Assessment Screening Report – dated 16<sup>th</sup> December 2021. This Report concluded that mandatory EIA was not required for the development, and that there was no likelihood of significant effects on the environment which would warrant the preparation of an Environmental Impact Assessment Report. The DCC Planner's Report (dated 18<sup>th</sup> February 2022), noted the findings of the screening report; and stated- "The planning authority having assessed the proposed development and having regard to the nature of the development in an urban area, agree that there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment report, therefore is not required". Additional information was sought by DCC from the applicant – but not relating to environmental impact assessment. Permission for the development was subsequently granted on 19<sup>th</sup> May 2022.

## 2.0 Assessment

See attached EIA – Screening Determination Form.

### **3.0 Recommendation**

Following on from my completion of an EIA Screening Determination, my original recommendation of 26<sup>th</sup> January 2023, remains unaltered.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

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**Michael Dillon,  
Planning Inspectorate.**

**October 2023.**