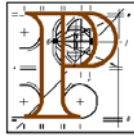


An Bord Pleanála



Inspector's Report

Application under section 146B of the Planning & Development Act 2000 as amended.

Proposed alterations to previously permitted National Paediatric Hospital – (Case Reference Number: 29S.PA0043) St. James's Hospital Campus, James's Street, Dublin 8.

Planning Authority: Dublin City Council

Requester: National Paediatric Hospital Development Board (NPHDB)

Location: St. James's Hospital Campus, Dublin 8

Site Visit: 22nd August 2017

Inspector: Tom Rabbette

1.0 INTRODUCTION

The requester was granted permission, under 29N.PA0043, for a new National Paediatric Hospital with the main hospital itself being located at the St. James's Hospital campus at James's Street in Dublin 8.

The requester is now submitting this request to An Bord Pleanála, pursuant to section 146B of the Planning & Development Act 2000 (as amended), for alterations to the terms of that permission.

It is proposed to amend the permitted development at basement levels, referred to as B01 and B02, by reconfiguring the permitted plant areas, carrying out amendments to the basement parking layout and amend and alter the waste management and FM layouts at level B02.

The B01 level internal floor area is proposed to increase by 408 sq.m. from the 738 sq.m. stated on the Planning application to 1,146 sq.m. as currently proposed. The main changes proposed are as follows:

- Introduction of additional ventilation plant space for the Facilities Management Department.
- The proposed modification of the car park slab edge to facilitate plant replacement strategy.
- Proposed modification of retaining wall to facilitate retention of existing gas main.
- Introduction of a carpark operator's suite to facilitate the possibility of engaging an independent carpark operator.

The B02 level internal floor area is proposed to increase by 848 sq.m. from 11,306 sq.m. stated on the Planning application to 12,154 sq.m. The main changes proposed at this level are summarised as follows:

- Proposed alteration to service yard edge to accommodate detailed development of Facilities Management strategy.
- Proposed additional area to accommodate design development of Facilities Management Department and revisions to layout of same.
- Proposed alteration to rationalise three separate plant areas into a consolidated space.
- Proposed omission of southern end of Facilities Management tunnel and associated lift shaft and stair core to accommodate detailed development of Facilities Management Strategy.

2.0 PLANNING HISTORY

29N.PA0043: An Bord Pleanála granted permission, subject to 17 no. conditions, for the development a new National Paediatric Hospital at the St. James's Hospital campus, associated Satellite Centres at Tallaght and Connolly Hospitals and a temporary construction compound at Davitt Road, Drimnagh.

Permission was granted for a period of 10 no. years for the development of the proposed new National Paediatric Hospital, which is an integrated health infrastructure development comprising 6 no. principal elements and ancillary development as set out below:

- (i) a 473 no. bed new children's hospital (up to 118,113 sq.m. gross floor area) at the St. James's Hospital Campus, James's Street, Dublin 8 (which contains Protected Structures);
- (ii) a 53 no. bed family accommodation unit (up to 4,354 sq.m. gross floor area) at the St. James's Hospital Campus, James's Street, Dublin 8 (which contains Protected Structures);
- (iii) a children's research and innovation centre (up to 2,971 sq.m. gross floor area) at the St. James's Hospital Campus, James's Street, Dublin 8 (which contains Protected Structures);
- (iv) a construction compound at the former Unilever site at Davitt Road, Drimnagh, Dublin 12;
- (v) a children's hospital satellite centre at The Adelaide & Meath Hospital Dublin (Tallaght Hospital), Belgard Square North, Tallaght, Dublin 24 (up to 4,466. sq.m. gross floor area); and
- (vi) a children's hospital satellite centre at Connolly Hospital Campus in Blanchardstown, Dublin 15 (up to 5,093 sq.m. gross floor area).

The development proposed and granted, subject to conditions, at the St. James's Hospital campus to which this Section 146B request refers, comprises the following:

- The demolition of all buildings on the site of the new children's hospital, Family Accommodation Unit and the proposed Children's Research and Innovation Centre;
- A new children's hospital building and associated helipad;
- A two-level underground car park under same, with a further level of shared facilities management hub and energy centre below;

- A Children’s Research and Innovation Centre;
- A Family Accommodation Unit;
- Public realm improvements to: the existing St James’s campus spine road and the demolition of 2 no. buildings and relocation of parking to accommodate same; the linear park at the Rialto Luas stop and the public steps between Mount Brown and Cameron Square;
- Improvements to the road junction at the existing campus entrance on St James’s Street and a new campus entrance piazza from Brookfield Road / South Circular Road, with minor improvements to these roads;
- A new vehicular entrance from Mount Brown;
- A realigned internal campus road;
- A new shared flue stack for the St. James’s Hospital campus; and,
- A range of infrastructure works, including the diversion of the existing Drimnagh Sewer and revised boundary treatments.

3.0 REQUESTER’S SUBMISSION

The requester’s submission to the Board can be summarised as follows:

- The request solely relates to those aspects of the permitted development that are located at the St. James’s Hospital Campus.
- The changes to the proposed development arise from detailed reviews of the building services areas in an effort to ensure that this critical piece of public healthcare infrastructure is designed in a manner that delivers the most efficient and sustainable building that makes best use of public funding
- Such changes would normally be considered to be immaterial deviations from the permitted plans and, as such, may not be relevant to planning.
- It should be noted that all of the additional area is added within the existing enclosing perimeter and in many locations around the service yard, it has been created by infilling a space that was already accounted for within the basement volume.
- The proposed alterations result in an increased excavation volume of c.5,265 cubic metres which equates to an additional c.1% increase in truck movement days identified at planning stages.
- This increase in movements is considered to be insignificant in overall terms and, having regard to the predicted truck movements in any given day, there

is the capacity to absorb these additional movements without impacting on the overall construction programme.

- The number of peak daily truck movements identified will not be affected or increase.
- The requester believes that it is open to the Board to make a decision that the proposed alteration is not material in terms of the development.
- The proposed alterations are all below ground level and broadly within the envelope of the permitted secant pile walling that surrounds the excavation site.
- However, if the Board decides that the proposed alteration is material in terms of the permitted development, the requester's report sets out the main environmental issues in relation to the alteration.
- The topics in the original Environmental Impact Statement are reviewed in the context of the proposed alteration.
- It is shown that the proposed alteration would not be such as to have any significant effects on the environment.
- The proposed alterations, being minor amendments to the basement layouts, do not conflict with any of the policies in the statutory development plan for the area.
- An AA screening exercise was carried out with respect to the proposed amendments and it has been found that, on the basis of objective information, the possibility may be excluded that the proposed amendments will have a significant effect on any European site.
- As the proposed alterations comprise only works at a subterranean level that are broadly within the secant pile wall envelope, the requester does not consider that there are impacts outside of those already identified in the EIS submitted on PA0043 and there are no additional material planning considerations.
- The shape of the basement levels did not have any material impact on the overall consideration of the application in the first instance.
- The alterations cannot be seen from any public area and their construction will not give rise to any material impacts outside of those identified in the EIS.
- While there will be some changes to the levels of excavated material, this is c.1% of the overall total identified in the EIS submitted with the application.

- The volume of excavation is expected to be some 5,265 cubic metres resulting in a required increase in truck movements of c.1%, which is considered insignificant in terms of the overall number of movements.
- While this volume of excavation required may require additional truck movements, having regard to the average daily predicted vehicle movements as contained in the EIS, there is sufficient capacity to absorb these movements without any impact on the overall construction programme.
- The peak number of daily truck movements will not be affected or increase.
- In terms of the additional floor area, the increase is identified as being 1,256 sq.m. or c. 1% of the overall building area as stated in the planning notices (new children's hospital building at 118,113 sq.m. and basement car parking at 32,223 sq.m.).
- In terms of all of the buildings proposed on the St. James's Campus it represents some 0.8% of the overall new built space.
- This additional space is being provided entirely at the subterranean levels and, as such, has no impact on the overall built form of the proposed development.
- It is considered that the information submitted is sufficient for the Board to determine that the proposed alteration would not be likely to have significant effects on the environment.
- A screening assessment of the proposed alteration, as required under Article 6(3) of the Habitats Directive, has been carried out and has determined that the proposed alteration would not be likely to have a significant effect on any European Site.
- The proposed alteration, relative to the overall permitted development, is not of a size significant enough in its own right to have any material impacts on the receiving environment provided that the mitigation measures set out in the original EIS are adhered to.
- Further significant effects are not expected.
- The proposed alteration is located within the construction envelope as described in the application documentation and, furthermore, is located at subterranean levels.
- While there are some minor adjustments to the excavation areas, these are all located proximate to the original areas and no further works outside of the original red line are necessary to accommodate them.

- Having regard to the nature and the scale of the proposed alterations, particularly when compared to the scale of the overall development, it is considered that they would not in their own right, have any significant effects on the environment.
- Each of the topics examined in the original EIS has been reviewed with respect to the proposed alteration.
- There are no impacts in terms of planning policy as the proposed alteration relates to a minor modification of the permitted development.
- There are no changes to the impacts on Human Beings.
- Considering the excavation programme presented in the EIS, the impact on the surrounding road network associated with the Section 146B application compared to that permitted under the granted planning application is extremely low and will not have any material impact compared to that presented in the EIS (c. 1% difference overall).
- In terms of the change in the overall levels of excavation identified in the original EIS the alteration represents a c.1% increase over an original 413,000m³ volume of excavation.
- The proposed alterations have no impact on flood risk.
- There is no identified impact on Flora and Fauna outside of those identified in the original EIS.
- The increase in volume of excavated material during the basement construction as a result of the revised basement floor area, will have no impact on the noise and vibration impact assessments previously conducted as part of the EIS assessment.
- The proposed alteration does not affect any aspect of the assessment of landscape and visual impact as set out in the original EIS.
- The proposed alteration does not affect any aspect of the assessment of architectural and cultural heritage as set out in the original EIS.
- The reconfiguration of the basement levels was carried out in a fashion that minimised any external impacts and, in this regard, it is considered that the changes are not “material” (amounting to some 0.8% of the space permitted on the St. James’s Campus) and that the Board can permit them under Section 146B(3)(a) of the Act.
- Notwithstanding this, if the Board considers that the alterations are in fact “material”, the impacts of same have been considered in detail in the

requester's report and it is open to the Board to permit them under Section 146B(3)(b) of the Act as it has been demonstrated that the alterations do not have any significant effects on the environment that would give rise to the re-evaluation of the impacts identified in the original EIS.

- The requester's submission includes, inter alia, an AA Screening Report as prepared by Scott Cawley.

4.0 LEGISLATIVE PROVISIONS

- 4.1 Section 146B of the Act provides alteration by the Board of strategic infrastructure development on request made of it.
- 4.2 Initially under the terms of section 146B(2)(a) the Board must decide as soon as possible, whether or not the making of a proposed alteration would constitute "the making of a material alteration of the terms of the development concerned". Section 146B(2)(b) provides that "before making a decision under this subsection, the Board may invite submissions in relation to the matter to be made to it by such person or class of person as the Board considers appropriate (which class may comprise the public if, in the particular case, the Board determines that it shall do so); the Board shall have regard to any submissions made to it on foot of that invitation".
- 4.3 If the Board decides that the alteration proposed would not constitute a material alteration, the Board must proceed to alter the permission (Section 146B(3)(a)).
- 4.4 If, however, as provided for in section 146B(3)(b) the Board decides that the making of the alteration would constitute the making of such a material alteration, it shall then determine whether to,
- (i) make the alteration,
 - (ii) make an alteration of the terms of the development concerned, being an alteration that would be different from that to which the request relates (but which would not, in the opinion of the Board, represent, overall, a more significant change to the terms of the development than that which would be represented by the latter alteration), or
 - (iii) refuse to make the alteration.
- 4.5 Section 146B(4), however, provides that before making a determination under subsection (3)(b), the Board shall determine whether the extent and character of the alteration requested under subsection (1), and any alternative alteration under subsection (3)(b)(ii), are such that the alteration, were it to be made, would be likely to have significant effects on the environment.

- 4.6 Under section 146B(8) before the Board makes a determination under sections 146B(3)(b) or 146B(4), it is required to make, or require the requester to make, information relating to the request available for inspection to certain persons and/or the public. Submissions and observations are to be invited and the Board is required to have regard to any such submissions or observations received.
- 4.7 Section 146B(5) provides that If the Board determines that the making of either kind of alteration referred to in subsection (3)(b) is not likely to have significant effects on the environment, it shall proceed to make a determination under subsection (3)(b), or is likely to have such effects, the provisions of section 146C shall apply.
- 4.8 Section 146C relates to the preparation of environmental impact statement for purposes of section 146B and applies to a case where the determination of the Board under section 146B(4) is that the making of either kind of alteration referred to in section 146B(3)(b) is likely to have significant effects on the environment.

5.0 ASSESSMENT

Consideration of materiality

As indicated in the preceding section, the first consideration in relation to this request to alter the terms of PA0043 is to determine if the making of the alteration would constitute the making of a material alteration of the terms of the National Children's Hospital development as granted. This will be assessed hereunder.

In relation to level B02, it is stated that the internal floor area of that level as granted under PA0043 was 11,306 sq.m. Under the alteration sought, it is proposed to increase it by 848 sq.m. resulting in an internal floor area at this level B02 of 12,154 sq.m. The alterations at this level are located across four locations. They relate to: an alteration to the service yard edge; additional area to the Facilities Management Department with revisions to the layout of this area; the rationalisation of three previously granted separate plant areas into one consolidated space, and the omission of the southern end of a facilities management tunnel and associated lift shaft and stair core.

All of these alterations are taking place below ground. They thus have no impacts in relation to elevations of the hospital as granted permission under PA0043. There are no impacts arising above those previously assessed under PA0043 in terms of overlooking, overshadowing, access to daylight or visual amenity. The subject alterations take place within the area enclosed by the secant pile wall and well within the application site boundary. All the

additional floor space is internal, it does not result in the expansion of the footprint of the hospital as granted.

In relation to level B01, it is stated that the internal floor area of that level as granted under PA0043 was 738 sq.m. (it should be noted that this relates to the internal floor area and does not include the underground car parking area, the underground car park has a stated area of 32,223 sq.m. provided over two levels i.e. B01 and the lower ground floor). The internal floor area at level B01 is to be increased by 408 sq.m. The alterations at this level are located across four locations. They relate to: additional ventilation plant space for the Facilities Management Department; a modification of the car park slab edge; proposed modification of retaining wall to facilitate the retention of an existing gas main, and the introduction of a carpark operator's suite.

As with the alterations proposed for level B02, the alterations at level B01 are taking place below ground. They thus have no impacts in relation to elevations of the hospital as granted permission under PA0043. There are no impacts arising above those previously assessed under PA0043 in terms of overlooking, overshadowing, access to daylight or visual amenity. The majority of the alterations take place within the area enclosed by the secant pile wall with only minor alterations proposed to the route of the secant pile wall. All the additional floor space is internal, it does not result in the expansion of the footprint of the hospital as granted.

Across the two levels where the alterations are proposed, the net additional floor area to the hospital is 1,256 sq.m. The gross floor of the new hospital as granted is 118,113 sq.m. (plus the basement car parking area of 32,223 sq.m.). An additional 1,256 sq.m. floor area relative to the granted 118,113 sq.m. is not material, in my opinion. The alterations result in an increase in the floor area of the hospital by c. 1% (and this is not taking into account the 32,223 sq.m. of basement/lower ground floor car parking). The marginal additional floor area is achieved by excavation of more material at basement levels and not by extending the envelope or footprint of the building from that previously granted.

There will be an increase in the amount of excavated material arising from the alterations. The estimated additional volume of excavated material is 5,265 cu.m. The EIS submitted with PA0043 indicated that c. 413,000 cu.m. of material is to be excavated across the St. James's site to facilitate the construction of basement levels (re: s.10.1.4 of the EIS). Relative to the volume as previously granted, an additional 5,265 cu.m. equates to an increase of some 1.27%. In terms of volume alone, this increase may be considered immaterial. The additional excavated material will be subject to the same ameliorative, remedial or reductive measures as the other material to be excavated is and as outlined in s.10.1.6.1 of the EIS. The area to be

excavated subject of this alteration is contiguous to areas where excavation has already been granted.

There will be an increase in construction stage trip generation as the additional excavated material will be disposed of off-site. This increase in truck movements is estimated to be c. 1%. This increase is considered insignificant in context of the overall number of movements as previously indicated in the EIS and as granted (construction stage traffic impacts are addressed at s.6.1.5.1 of the EIS). It is held that the peak number of daily truck movements will not be affected or increased. There are no additional traffic impacts arising at operational stage from the alterations proposed above those assessed in PA0043.

There are no new processes or construction techniques involved in the alteration above those indicated in the previously granted scheme in PA0043. I am satisfied that there are no new planning considerations additional to those already considered and decided upon by the Board in PA0043.

Condition No. 4 of PA0043 reads as follows:

“The proposed development of the National Paediatric Hospital shall be amended as follows:

The car parking provision between grid lines 13 and 18 on level B1, east of the circulation aisle, and north of the main entrance and lift lobby at this level, shall be re-configured to provide a minimum of 20 spaces of the same dimensions as used for disabled spaces. These 20 spaces shall be marked and designated as “parent and child” spaces and shall be reserved for parents of children with specific needs (equipment etc.). The resultant reduction in the number of car parking spaces for the overall development shall be taken from the staff car parking allocation within the development, such that a minimum of 675 car parking spaces would remain available for patients and visitors.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of facilitating car parking for parents and children with specific requirements.”

It appears that compliance agreement was reached between the applicant and the p.a. in relation to the above Condition No. 4. The compliance resulted in the reduction of the overall number of parking spaces being provided underground by 4 spaces, which were taken from the original staff allocation as conditioned. The alteration now before the Board will result in the previously omitted spaces being reinstated as per the original number but not

exceeding it. The alteration will retain the 'parent and child' provision as required under condition no. 4. The alteration as sought entails minor amendments to the parking layout on level B01. Condition No. 5 relating to a Car Park Management Plan, as with other conditions attached to PA0043, would apply to the alterations.

In my opinion no new considerations arise in relation to impact on the environment which were not considered in the assessment of impacts for PA0043. Any impact on construction stage trip generation, as referred to above, would be marginal. I note that in the file documentation on the request, the topics addressed in the EIS on PA0043 have been reviewed by the relevant consultants in the context of the alterations proposed. The findings conclude that: there are no changes to the impacts arising on human beings; the impact on the surrounding road network is extremely low and will not have any material impact compared to that presented in the EIS; the significance of an additional c. 5,265 cu.m. excavated material on the soil and geology of the area is considered to be low; the alterations have no impact on flood risk; there is no additional identified impact on flora or fauna outside of those identified in the original EIS; in terms of waste management it is held that the impact on the environment will be neutral, short-term and imperceptible; the alterations will have no impact on the noise and vibration impact assessments carried out for PA0043; the impact on the environment in terms of air quality and dust will be neutral, short-term and imperceptible; the alterations do not affect any aspect of the assessment of microclimate as set out in the original EIS; there are no additional landscape or visual impacts arising; the mitigation measures in relation to archaeological heritage protection are applicable, no change in that regard from the original EIS; no additional impact on architectural or cultural heritage arise, and the alterations do not affect any aspect of the assessment of impacts on site services as set out in the original EIS. The requester's consultants' review, in relation to the interaction of the forgoing topics, holds that there are identified interactions between traffic and transportation, waste management and soils and geology having regard to the additional excavation material being removed from the site. They conclude that relative to the impacts identified in the original EIS over the entire construction period, these are considered to be imperceptible to slight. I consider the requester's further review of the potential impact arising from the alterations proposed to be reasonable and robust.

I am of the opinion, having fully considered the alterations and having considered the proposal as granted under PA0043, that the Board would not have determined PA0043 differently had the basement layout as now proposed in the alteration formed part of PA0043 at that application stage, in that regard, I consider it reasonable to conclude that the proposal subject of

the request does not constitute the making of a material alteration of the development as granted under PA0043.

In further consideration of materiality, the provisions of section 4(1)(h) of the Planning & Development Act 2000 (as amended) relating to exempted development are of some interest:

*“The following shall be exempted developments for the purposes of this Act—
development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;”*

Had the hospital been constructed, it would appear that it may have been open to the applicant to claim exempted development status for the alterations pursuant to the above mentioned section.

(I have considered the provisions of s.146B(2)(b) which provides for, at the Board’s discretion, the inviting of submissions from persons, including the public. Having considered: the nature, scale and extent of the alteration; the information on file; the nature, scale and extent of the development granted under PA0043, and the information on PA0043 including the submissions from the public and information obtained at the 10-day Oral Hearing, I am of the opinion that the inviting of submissions from the public in this instance is not necessary and is not required for the purposes of the Board determining the matter.)

Appropriate Assessment

Under PA0043 the Board completed an Appropriate Assessment Screening exercise in relation to 17 Natura 2000 sites within a 15 km radius of the application site which resulted in 13 of the sites being screened out. The Board then undertook an Appropriate Assessment in relation to the effects of the development proposed under PA0043 on the 4 sites that were not screened out: the North Dublin Bay candidate Special Area of Conservation (Site Code 000206), the South Dublin Bay candidate Special Area of Conservation (Site Code 000210), the South Dublin Bay and River Tolka Estuary Special Protection Area (Site Code 004024), and the North Bull Island Special Protection Area (Site Code 004006). The Board concluded that the proposed development, by itself, or in combination with other plans or projects, would not be likely to adversely affect the integrity of these European Sites in view of the sites’ conservation objectives.

A NIS was prepared and submitted as part of the application in relation to PA0043. The requester has submitted an ‘AA Screening Report’ in relation to

the alterations that are the subject of this s.146B request (ref. as prepared by Scott Cawley). The 17 sites that were subject of the AA Screening in PA0043 are again considered in the context of the alterations subject of this s.146B request. The AA Screening report on file holds that, in relation to the 4 Natura 2000 sites that were subject of the Appropriate Assessment in PA0043, the proposed amendments are minor changes to the permitted hospital project and are all within the existing enclosing perimeter for impacts of the permitted project. Any potential pathways for impacts of the permitted hospital project have already been assessed under an Appropriate Assessment of that application and the proposed amendments do not give rise to any new or different issues or impact pathways that would now need to be assessed.

Having considered: the Board's determination on Appropriate Assessment on PA0043; section 3.1.26 of the Inspector's Report on PA0043; the nature, scale and extent of the alteration relative to the development subject of PA0043, and the information on file (which I consider adequate to carry out AA Screening), I consider it reasonable to conclude that the alterations proposed, individually or in combination with other plans or projects, would not be likely to have a significant effect on the European sites located within a 15 km radius in view of the sites' conservation objectives.

6.0 RECOMMENDATION

I recommend that the Board decides that the making of the alterations subject of this request do not constitute the making of a material alteration of the terms of the development as granted permission under 29N.PA0043.

(Draft Order for the Board's consideration provided below.)

DRAFT ORDER

REQUEST received by An Bord Pleanála on the 9th day of August 2017 from the National Paediatric Hospital Development Board care of GVA Planning, 2nd Floor Seagrove House, 19-20 Earlsfort Terrace, Dublin 2 under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of the National Paediatric Hospital, a strategic infrastructure development the subject of a permission under An Bord Pleanála reference number 29S.PA0043.

WHEREAS the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated the 26th day of April, 2016,

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:

- Changes to basement level B01, with an increase in the internal floor area of 408 sq.m., as follows:
 - Introduction of additional ventilation plant space for the Facilities Management Department.
 - The proposed modification of the car park slab edge to facilitate plant replacement strategy.
 - Proposed modification of retaining wall to facilitate retention of existing gas main.
 - Introduction of a carpark operator's suite.
 - Minor amendments to parking layout.
- Changes to basement level B02, with an increase in the internal floor area of 848 sq.m., as follows:
 - Proposed alteration to service yard edge.
 - Proposed additional area to accommodate design development of Facilities Management Department and revisions to layout of same.
 - Proposed alteration to rationalise three separate plant areas into a consolidated space.
 - Proposed omission of southern end of Facilities Management tunnel and associated lift shaft and stair core.

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 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 An Bord Pleanála on the 9th day of August, 2017.

Tom Rabbette
Assistant Director of Planning
24th August 2017