



An  
Bord  
Pleanála

**Board Direction**  
**BD-001870-18**  
**ABP-302223-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/12/2018.

The Board decided, generally in accordance with the Inspector's recommendation, to approve the making of the proposed amendments to the Planning Scheme for the Cherrywood Strategic Development Zone (SDZ) for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to:

- The planning history of the Cherrywood SDZ Planning Scheme approved by An Bord Pleanála in April 2014, and to the overall scope and objectives of the approved planning scheme,
- The nature of the proposed amendments to Chapter 7 of the planning scheme which update the sequencing and phasing of development within the SDZ and take account of the front-loading of enabling infrastructure already delivered and planned on the site, and
- The report of the inspector,

the Board considered that the proposed amendments satisfy the criteria set down in section 170A(3)(b) of the Planning and Development Act 2000 (as amended), are minor and therefore would not be of such a nature as to affect the overall scope of the scheme or require a more fundamental review procedure to be followed.

Having regard to the overall provisions of section 170A of the Act, the Board agreed with the inspector's conclusion that the proposed amendments would not be material, given that there is no increase or alteration to the quantum of residential and employment development proposed which would impact on the overall scheme objectives or the character of the overall Cherrywood SDZ area.

The Board adopted the screening assessment carried out by the inspector in relation to the requirement for Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA). The Board agreed with his conclusion that the need for SEA or AA does not arise, owing to the limited nature of the proposed amendments and the scope of the original SEA and AA procedures already completed for the adopted scheme.

**Board Member**

**Date:** 06/12/2018

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Dave Walsh