



An
Bord
Pleanála

Board Direction
BD-005986-20
ABP-307039-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2020.

REQUEST received by An Bord Pleanála on the 31st March 2020 from MKO, Tuam Road, Galway, under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of the Strategic Housing Development at Former Westwood Hotel, Dangan, Upper Newcastle, Galway City, which is the subject of a permission under An Bord Pleanála reference number ABP-301693-18.

WHEREAS the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated the 4th day of September 2018,

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

AND WHEREAS the proposed alteration is described as follows:

- Temporary alteration of Condition 2 to permit partial occupation of the permitted student accommodation for tourist and visitor use in the academic year from 1st September 2020 to 31st May 2021. After 31st May 2021, the original condition 2 will be applicable,

as detailed in the documents submitted with the request,

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.

REASONS AND CONSIDERATIONS

Having regard to:

- (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-301693-18 for this site,
- (ii) the screening for appropriate assessment carried out in the course of that application,
- (iii) the limited nature and scale of the alteration, and
- (iv) the absence of any significant new or additional environmental effects (including those in relation to Natura 2000 sites) arising as a result of the proposed alteration, and
- (v) the absence of any new or significant issues relating to the proper planning and sustainable development of the area arising from the proposed alteration,

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

Board Member

Date: 22/06/2020

Paul Hyde