



An
Bord
Pleanála

Board Direction
BD-006589-20
ABP-307184-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/09/2020.

REQUEST received by An Bord Pleanála on the 15th day of May 2020 from Westbrook Housing Co. Ltd. under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a permitted Strategic Housing Development of 251 number residential units at Cooney's Lane, Graigue, Grange, Cork the subject of a permission under An Bord Pleanála reference number ABP-303098-18.

WHEREAS the Board made a decision to grant permission, subject to 17 conditions, for the above-mentioned development by order dated the 21st March 2019 under ABP-303098-18,

AND WHEREAS on 15th day of May 2020 the Board received a request to alter the terms of the development, the subject of the permission,

AND WHEREAS the proposed alterations are described as follows:

- The omission of 40 permitted houses comprised of 10 detached houses, 20 semi-detached houses and 10 terraced houses on plots 1 to 6, 15 to 29, 30 to 33, 143 to 149 and 155 to 162 as set out on the site plan for the authorized development, and
- Their replacement with 41 houses comprised of 2 detached houses, 36 semi-detached and 3 terraced houses as described on the plans and drawings submitted with the request on the 15th day of May 2020.

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 result in a material alteration to the terms of the development, the subject of the permission,

AND WHEREAS the Board decided to require the requestor to make available information relating to the request for inspection, and require the requestor to invite submissions or observations,

AND WHEREAS having considered all of the documents and submissions 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 15th day of May 2020.

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 Strategic Housing Development, permitted under An Bord Pleanála Reference Number ABP-30303098-18, in respect of 251 residential units, a creche, the realignment of a part of the public road on Cooney's Lane and associated works;
- (ii) the screening for environmental impact assessment and any potential for significant effects on European sites carried out in the course of that application;
- (iii) the limited nature, scale and extent of the requested alterations;
- (iv) the absence of any significant new or additional environmental concerns (including in relation to European sites) arising as a result of the proposed alterations, and
- (v) the report of the Board's Inspector,

it is considered that the requested alterations to the permitted development would not be likely to give rise to impacts on the surrounding area or demands upon public services that significantly differ from those that were considered before permission was granted, and that they would not affect the character of the permitted strategic housing development or the level of amenity that it would provide to its occupants. The requested alterations would therefore be in keeping with the proper planning and sustainable development of the area.

Board Member

Date: 30/09/2020

Paul Hyde