



An  
Bord  
Pleanála

**Board Direction**  
**BD-007181-20**  
**ABP-307946-20**

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**WHEREAS** the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated the 23 April 2019,

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

**AND WHEREAS** the proposed alteration is described as follows:

- Alterations to condition no. 2 of previously permitted development ABP-303433-19 in relation to the approved phasing plan submitted to include the extension of the portion of the permitted development to take in apartment buildings A and B and the two-storey houses to the west of apartment Block B and associated site works as shown on the drawings 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-303433-19 for this site, which includes a residential development comprising of 913 number residential units, a neighbourhood centre, including two number retail units, a café / restaurant unit, a primary healthcare / gym, a community facility and a childcare facility, all associated open space, a section of the Dunshaughlin Outer Relief Road, internal roads, cycle and pedestrian infrastructure, services and all other associated development, on a site of circa 28.3 hectares.

(ii) the environmental impact assessment and 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 alteration would not be material. In accordance with section 146B(3)(a) of the Planning & Development Act, as amended, the Board hereby makes the said alteration.

**Board Member:** \_\_\_\_\_ **Date:** 15/12/2020  
Paul Hyde