



An  
Bord  
Pleanála

**Board Direction**  
**BD-007842-21**  
**ABP-308753-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/04/2021.

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 SDZ scheme approved by An Bord Pleanála on 25<sup>th</sup> April 2014, and to the overall scope and objectives of the approved planning scheme,
- The nature of the proposed amendments which allow for a realignment of the proposed Beckett Road and which results in minor revisions to the layout and zoning of adjoining lands.
- In addition, proposed amendments are made to the text of the Planning Scheme in order to update tables/ figures as a result of the impact of the realigned road network and also to revise typographical errors in the text of the Planning Scheme.

The proposed amendments would satisfy the criteria of section 170A(3)(b) of the Planning and Development Act, and therefore would not be of such a nature as to affect the overall nature 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 proposed amendments would not be material, given the limited potential to impact on the overall scheme objectives or the character of the overall Cherrywood Planning Scheme 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 the 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:** 08/04/2021

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Paul Hyde