



An
Bord
Pleanála

Board Direction
BD-008014-21
ABP-308958-20

At a meeting held on 27/04/2021, the Board considered

- (a) the planning history (parent permission and amending permissions)
- (b) the documents on file generally including the correspondence from the applicant

and considered that that the proposed development forms part of the proposed SHD development and relates to elements of the permitted development that was included and considered within the original assessment carried out by Bord Pleanála. In principle the Bord was satisfied that amendments of the nature sought would fall to be decided under Section 146B of the Planning and Development Act 2000 (as amended) having regard to the overall purpose and scope of the legislation.

However, the scope of the change of use now proposed goes beyond what was envisaged and assessed at the terms of the parent application. In view of this assessment of the proposal, following appropriate consultation measures, is considered necessary.

The Board decided not to invite submissions from the general public as to whether the proposed amendments were material alterations.

The Board decided that the proposed alterations would constitute a material alteration in the terms of the development concerned and it is recommended a determination to that effect be made under section 146B (2).

The Board decided that the proposed alterations are material alterations to the permitted strategic housing development (ABP-302580-18 and altered by ABP-305174-19).

The requester is therefore directed that:

1. The Board considers that the proposed amendments are material and therefore requires the requester under section 146B (3) (b) (i) of the Planning and Development Act 2000 (as amended) to submit the information specified in Schedule 7A of the Planning and Development Regulations 2001 in respect of the proposed alterations.

2. Following the receipt of the Schedule 7A information, the Board shall invoke the provisions of section 146B (8) (a) and require the requester to (i) deposit a copy of information relating to the request with the planning authority; (ii) send a copy of the information relating to the request to the relevant prescribed bodies and invite them and the planning authority to make submissions; (iii) publish a newspaper notice and (iv) erect site notices inviting submissions or observations from members of the public in relation to the request.

Note : SHD Unit to proceed in relation to public consultation (s146B(8)(a) and also a requirement for notification of observers in the parent SHD application.

Board Member

Date: 27/04/2021

Paul Hyde