



An  
Bord  
Pleanála

**Board Direction**  
**BD-008050-21**  
**ABP-309361-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/04/2021.

**REQUEST** received by An Bord Pleanála on the 02<sup>nd</sup> of February 2021 from Declan Brassil & Co. Ltd on behalf of Ardstone Homes Ltd. under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of the Strategic Housing Development in the townland of Crodaun, Celbridge, County Kildare, which is the subject of a permission under An Bord Pleanála reference number ABP-306504-20.

**WHEREAS** the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated the 3<sup>rd</sup> September 2020.

**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:

Omit 2 no. storeys from Apartment Block B, reducing the height of the block from 4 storeys to 2 storeys (a reduction in height from a maximum of 14.45 m, to 8.3 m), resulting in the omission of 20 no. apartment units (8 no. 1 Bedroom apartments, 2 no. 2 Bedroom (3 person) apartments, and 10 no. 2 Bedroom (4 person) apartments).

Reduction in total floor area of Block B from 3,208 sqm to 1,604 sqm.

Alterations to the permitted elevations to change the permitted brick types.

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-306504-20 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 alterations, 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 alterations, 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 alterations,

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**



Paul Hyde

**Date:** 29/04/2021

