



An
Bord
Pleanála

Board Direction
BD-008130-21
ABP-309531-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/05/2021.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

REQUEST received by An Bord Pleanála on the 25th day of February 2021 from NTM ROI Seed Capital LP care of MKO Planning and Environmental Consultants of Tuam Road, Galway, County Galway under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a permitted Strategic Housing Development the subject of a permission under An Bord Pleanála reference number ABP-301693-18.

WHEREAS the Board made a decision to grant permission, subject to 14 conditions, for the above-mentioned development by Order dated the 4th day of September 2018,

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

AND WHEREAS the proposed alteration is described as follows:

- Works at the footpath at the northern perimeter of the site at the Upper Newcastle Road to improve and provide safe pedestrian access to the permitted retail/café unit at Block A.

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 alterations 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 received by the Board on the 25th day of February 2021.

REASONS AND CONSIDERATIONS

Having regards to:

- (i) the nature and scale of the student accommodation development permitted under ABP-301693-18 for this site, which includes for Redevelopment of the proposed site for a student accommodation scheme to include 63 number apartments with 394 number bedrooms comprising 23 number four-bed apartments, one number five-bed apartment, one number six-bed apartment, 13 number seven-bed apartments and 25 number eight-bed apartments arranged in five blocks which vary in height from three to five storeys and ancillary works,
- (ii) the examination of the environmental impact, including in relation to European Sites, carried out in the course of that application,
- (iii) the limited nature and scale of the alterations when considered in relation to the overall permitted development
- (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 Planning Inspector, which is adopted,

It is considered that the proposed alterations would not be material. In accordance with section 146B(3)(a) of the Planning and Development Act 2000, as amended, the Board hereby makes the said alterations.

Board Member



Paul Hyde

Date: 11/05/2021

Decision Quashed