

An  
Bord  
Pleanála

**Board Direction**  
**BD-010016-22**  
**ABP-310017-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/02/2022.

**REQUEST** received by An Bord Pleanála on the 22<sup>nd</sup> of April 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:

Amendments to the permitted floor plans of House Types C1 (options 1, 2 and 3), C2 (options 1 and 2) and C3 (option 1) to remove the step in the rear elevation between ground and first floors by amending the internal floor areas of each house type as follows:

- House Type C1 (Options 1, 2 and 3) reducing ground floor areas from 60 sq. m to 55.7 sq. m and increasing the first - floor area from 50.9 sq. m to 55.7 sq. m
  - o Unit Type C1 Option 1 (C1A) – amendment from gross internal floor area from 110.9 sq. m to 111.4 sq. m and reduction in overall height of unit from 8.995 m to 8.863 m

- Unit Type C1 Option 2 (C1A) – amendment to gross internal floor area from 110.9 sq. m to 111.4 sq. m and reduction in overall height of unit from 8.995m to 8.863m
- Unit Type C1 Option 3 (C1A)- amendments to gross internal floor area from 115.2 sq. m to 115.3 sq. m and reduction in overall height of unit from 8.995 m to 8.863m
- House Type C2 (options 1 and 2) reducing ground floor areas from 62.2 sq. m to 57.6 sq. m and increasing the first-floor area from 53 sq. m to 55.7 sq. m
  - Unit Type C2 Option 1 (C2A) – amendments to gross internal floor area from 115.2 sq. m to 115.3 sq. m and reduction in overall height of unit from 8.995 m to 8.863 m
  - Unit Type C2 Option 2 (C2A) – amendments to gross internal floor area from 115.2 sq. m to 115.3 sq. m and reduction in overall height of unit from 8.995 m to 8.863 m
- House Type C3 (option 1) reducing ground floor areas from 62.2 sq. m to 56.7 sq. m and increasing the first-floor area from 53 sq. m to 56.7 sq. m
  - Unit Type C3 Option 1 (C3A) – amendment to gross internal floor area from 115.2 sq. m to 113.4 sq. m and reduction in overall height of unit from 8.955m to 8.863 m

Consequential minor amendment to permitted site layout to maintain a 22m back to back separation distance between houses resulting in a minor shift of Ardrath Meadow road northward with units at the northern boundary relocated 2.11m closer to the site boundary, to a distance of 17.58m from the boundary.

**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.

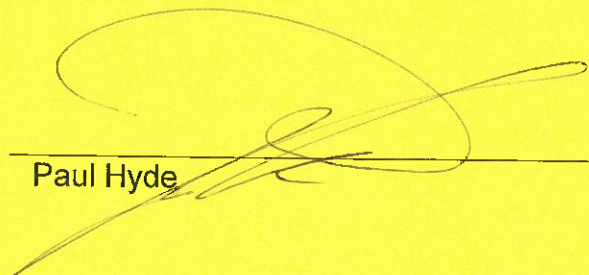
### **REASONS AND CONSIDERATIONS**

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:** 15/02/2022

