

An
Bord
Pleanála

Board Direction
BD-009093-21
ABP-310271-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/09/2021.

REQUEST received by An Bord Pleanála on the 19th day of May 2021 from 1 Southern Cross Lands Limited care of McGill Planning Limited of 45 Herbert Lane, Dublin 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 305058-19.

WHEREAS the Board made a decision to grant permission, subject to 26 conditions, for the above-mentioned development by Order dated the 12th day of November 2019,

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:

1. Amendments to the internal layout of the ground floor of the neighbourhood centre. The transferal of retail space at unit three to childcare use and the change of retail unit two to use as veterinary clinic.
2. The provision of a pump station on an area of 48 square metre of hardstanding behind hedged screening within the public open space.

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 19th day of May 2021.

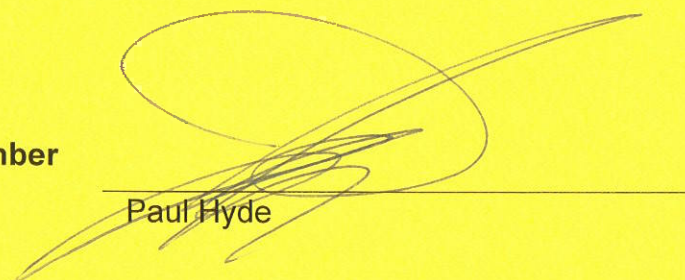
REASONS AND CONSIDERATIONS

Having regards to:

- (a) The nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-305058-19 for this site,
- (b) the screening for appropriate assessment carried out in the course of that application,
- (c) the limited nature and scale of the alterations, and
- (d) the absence of any significant new or additional environmental effects including those in relation to European Sites arising as a result of the proposed alterations, and
- (e) the absence of any new or significant issues relating to the proper planning and sustainable development of the area arising from the proposed alterations,
- (f) the report of the Board's Inspector it is considered that the proposed alterations would not be material. In accordance with section 146B(3)(a) of the Planning and Development Act, as amended, the Board hereby makes the said alterations.

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: 16/09/2021

