



An
Bord
Pleanála

Board Direction
BD-008966-21
ABP-310453-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/08/2021.

REQUEST received by An Bord Pleanála on the 09th of June 2021 from MKO on behalf of Burkeeway Home Ltd, under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of the Strategic Housing Development at Letteragh Road, Letteragh and Ragoon, Co. Galway, which is the subject of a permission under An Bord Pleanála reference number ABP-304345-19.

WHEREAS the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated the 02nd of August 2019,

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:

Alteration of Condition No. 1 of the permitted development to facilitate amendments to the internal ground floor layouts of apartments Blocks B & D.

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 amends permission ABP ABP-304345-19 to permit:

In relation to **Block B**, the alterations would comprise of:

1. Removal of tenant facilities at ground floor level.
2. Removal of 1-bedroom apartment (adjacent to tenant facilities) at ground floor level.
3. Incorporation of a 2-bedroom apartment within the floor space occupied by items 1 and 2 above.
4. Incorporation of additional storage ('store') for each individual apartment at ground floor level in the area permitted as bike storage.
5. The relocation of the bike store within the ground floor to part of the area permitted as 1 bedroom apartment (item no. 2 above).
6. Minor adjustments to window locations at ground floor to suit the 2-bedroom apartment.
7. Minor movement/reposition plant room (mains water break tank) within ground floor.

In relation to **Block D**, the alterations would comprise of:

1. Incorporation of additional storage for each individual apartment at ground floor.
2. Enlargement of the bike store.
3. Minor adjustments to crèche layout due to increase of bike store size and new 'store' area.
4. Minor adjustments to window locations to suit revised internal layout of crèche.
5. Minor reduction in size and position of plant room (mains water break tank).

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard.

REASONS AND CONSIDERATIONS

Having regard to:

- (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-304345-19 for this site,
- (ii) the Natura Impact Statement and environmental impact 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,
- (vi) the report of the Board's Inspector

the Board 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: 24/08/2021