

An
Bord
Pleanála

Board Direction
BD-009559-21
ABP-310928-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/11/2021.

REQUEST received by An Bord Pleanála on the 23rd day of July 2021 from **Legendside** under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of the Strategic Housing Development the subject of a permission under An Bord Pleanála reference number ABP-304296-19.

WHEREAS the Board made a decision to grant permission, subject to 26 conditions, for the above-mentioned development by order dated the 9th day of August 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:

Alterations to previously permitted strategic housing development ABP-304296-19 comprising:

- to amend and change the layout of 10 no. houses at the southern end of the site from 4 no. Type E, 3 Bed, semi-detached houses, 4 no. Type E, 2-Bed terraced houses and 2 no. Type G 4-bed semi-detached houses to 8 no. Type E, 3-bed semi-detached houses and 2 no. Type G, 4-bed semi-detached houses.
- to amend and change the layout of 3 no. permitted units at the western side of the site including the reorientation of 2 no. Type B 3-bed semi-detached houses permitted from south facing to east facing. It is proposed to remove the permitted 1 no. Type D, 4-bed detached house adjacent to these units and

place it to the south of the proposed reorientated 2 no. Type B units and to replace it with 1 no. Type G, 4-bed detached house.

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)9a) 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 23rd day of July, 2021.

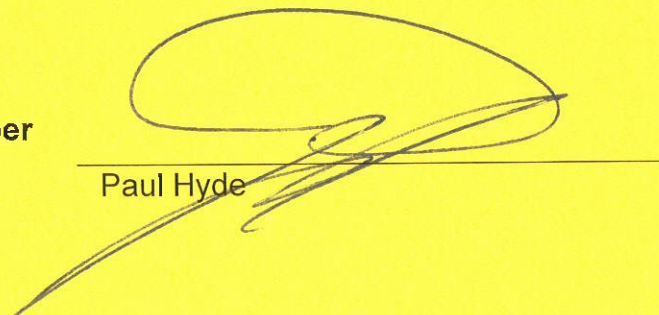
REASONS AND CONSIDERATIONS

Having regard to:

- (i) The nature and scale of the Strategic Housing Development permitted under An Bord Pleanala Reference Number ABP-304296-19 for this site which includes 133no, residential units comprising 75 no. houses and 58 no. apartments, a creche and associated site works
- (ii) An examination of the environmental impact, including in relation to Natura 2000 sites, carried out in the course of that application,
- (iii) The limited nature and scale of the alterations,
- (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: 30/11/2021

