

An
Bord
Pleanála

Board Direction
BD-009162-21
ABP-311161-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/09/2021.

REQUEST received by An Bord Pleanála on the 13th of August 2021 from Downey Planning on behalf of Randelswood Holdings Ltd. under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of the Strategic Housing Development at Devoy Quarter, Naas West, Naas, Co. Kildare, which is the subject of a permission under An Bord Pleanála reference number ABP-307258-20.

WHEREAS the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated on the 17th day of 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:

- Alterations to the red line boundary of the site,
- Amended layout of parking, bin stores to accommodate boundary changes,
- Re-orientation and redesign of the permitted crèche building and amendments to associated car parking and outdoor spaces,
- Revisions to the entrances to permitted Blocks 3,4,5,7,8 and 9 and associated external alterations.

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-307258-20 to permit:

- Alterations to the red line boundary of the site,
- Amended layout of parking, bin stores to accommodate boundary changes,
- Re-orientation and redesign of the permitted crèche building and amendments to associated car parking and outdoor spaces,
- Revisions to the entrances to permitted Blocks 3,4,5,7,8 and 9 and associated external alterations.

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

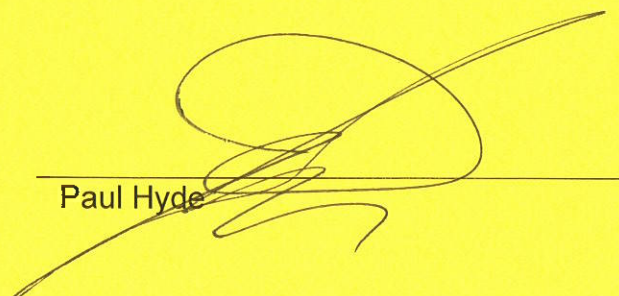
Having regard to:

- (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-307258-20 for this site,
- (ii) the screening for appropriate assessment 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

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.

Note: These alterations are subject to the retention of the original balcony details, permitted under ABP-307258-20 and not the proposed balcony details which consists of steel supports for cantilevered balconies. In the interest of clarity, the applicant shall submit, for the written approval of the planning authority, final proposals for all balconies, complying with the original permitted design features permitted under ABP-307258-20.

Board Member


Paul Hyde

Date: 28/09/2021

