

An
Bord
Pleanála

Board Direction
BD-010475-22
ABP-311164-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/04/2022.

REQUEST received by An Bord Pleanála on the 16th August 2021 from St. Marnock's II Designated Activity Company under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of the Strategic Housing Development at Site with the Townlands of Portmarnock and Maynetown, which is the subject of a permission under An Bord Pleanála reference number ABP-305619-19.

WHEREAS the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated the 30th January 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:

The proposed alterations will only affect Unit 2 (c. 152.5 sq. m) and Unit 3 (c. 136.4 sq. m) at ground floor level of the permitted Local Centre located on Station Road, adjacent Portmarnock Train Station.

The proposed minor alterations include: -

- The amalgamation of Unit 2 (c. 152.5 sq. m) and Unit 3 (c. 136.4 sq. m) by removing the dividing partition wall to create 1no. unit (c. 327 sq. m).
- Inclusion of an area for the provision of a small off-licence (c. 29.4 sq. m) for the sale of wine, beer and spirits within the amalgamated unit.

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 received by An Bord Pleanála on the 16th August 2021.

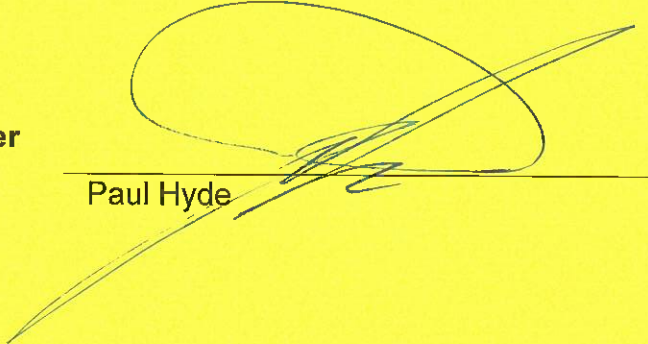
REASONS AND CONSIDERATIONS

Having regard to:

- (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-305619-19 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,
- (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.

Board Member



Paul Hyde

Date: 08/04/2022

