

An
Bord
Pleanála

Board Direction
BD-009497-21
ABP-311676-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/11/2021.

REQUEST received by An Bord Pleanála on the 14th of October 2021 from John Spain Associates on behalf of Cairn Homes Properties Ltd, under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of the Strategic Housing Development within the townlands of Farrankelly & Killincarrig, Delgany, Greystones, County Wicklow, which is the subject of a permission under An Bord Pleanála reference number ABP-305476-19.

WHEREAS the Board made a decision to grant permission, subject to conditions, for the above-mentioned development by order dated the 15th of 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 replacement of a plant room and refuse store located at ground floor level at apartment Block 3 with a 1-bedroom apartment including external patio and external elevational changes, the reconfiguration of bin and bike storage to the south of Block 3, at the permitted creche, and the introduction of a new bike store for 16 bikes (14.5 sqm) and an additional surface car parking space on Archers Wood Way to facilitate the proposed 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 amends permission ABP ABP-305476-19 to permit:

In relation to **Block 3 and the permitted creche**, the alterations would comprise of:

- The replacement of permitted plant and refusal storage at ground floor level at apartment Block 3 with a single 1-bedroom unit 'Type 1C' (56m²);
- Minor external elevational changes at the western elevation of Block 3 to accommodate the apartment unit;
- An additional car parking space associated with the apartment unit to the south of the Block 3 at Archers Wood Way;
- A reconfigured bike store (16 spaces) and refuse storage (13m²) south of Block 3 at the western end of the external play area; and
- The addition of a c. 14.5 m² bike store (16 spaces) north of the permitted crèche adjacent to the ESB substation.

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.

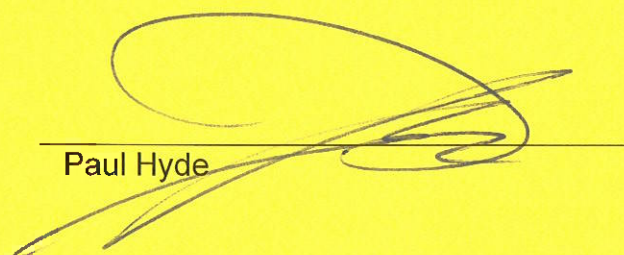
REASONS AND CONSIDERATIONS

Having regard to:

- (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-305476-19 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.

Board Member



Paul Hyde

Date: 23/11/2021

