



An
Bord
Pleanála

Board Direction
BD-009747-22
ABP-311981-21

The submissions on this file were considered at a Board meeting held on 13/01/2022.

REQUEST received by An Bord Pleanála on the 17th day of November 2021 from Limerick City and County Council, c/o Tom Phillips Associates under section 146B of the Planning and Development Act 2000, as amended, to alter the terms of a mixed-use development described as The Opera Site, approved under section 175 of the Planning and Development Act 2000, as amended.

WHEREAS the Board made a decision to approve the proposed development, subject to conditions, for the above-mentioned development by order dated the 27th day of February 2020,

AND WHEREAS the proposed alteration is described as follows:

- Modifications to Building Parcel 1 and the permitted basement

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 alterations would not result in a material alteration to the terms of the development, the subject of the approval,

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 abovementioned decision so that the approved development shall be altered in accordance with the plans and particulars received by An Bord Pleanála on the 17th day of November, 2021, for the reasons and considerations set out below.

Reasons and Considerations

Having regard to:

- (i) the nature and scale of the mixed-use development approved under An Bord Pleanála reference number 304208-19 for this site,
- (ii) the limited nature and scale of the alterations, when considered in relation to the overall permitted development,
- (iii) the examination of the environmental impact, including in relation to European sites, carried out in the course of that application,
- (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 Board's 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:



Date: 13/01/2022

Dave Walsh