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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dún Laoghaire Rathdown County Council**

**Amendment to Cherrywood SDZ Planning Scheme, 2014**

**WHEREAS** on the 25<sup>th</sup> day of April, 2014, An Bord Pleanála decided, under section 169(7) of the Planning and Development Act, 2000, to approve the making of the Cherrywood Strategic Development Zone Planning Scheme, and this scheme was subsequently published by Dún Laoghaire-Rathdown County Council:

**AND WHEREAS** on the 20<sup>th</sup> day of July, 2018, Dún Laoghaire-Rathdown County Council applied to An Bord Pleanála to make an amendment, as set out in the document entitled “Proposed Amendment to Chapter 7: Sequencing and Phasing of Development Cherrywood Planning Scheme 2014”, to the Cherrywood SDZ Planning Scheme, 2014:

**AND WHEREAS**, in arriving at its decision, the Board had regard to –

- the planning history of the Strategic Development Zone scheme approved by An Bord Pleanála in April 2014, and to the overall scope and objectives of the approved planning scheme,

- the nature of the proposed amendments to Chapter 7 of the planning scheme which update the sequencing and phasing of development within the Strategic Development Zone and take account of the front-loading of enabling infrastructure already delivered and planned on the site, and
- the report of the Inspector:

**NOW THEREFORE** An Bord Pleanála decided, under the provisions of section 170(A) of the Planning and Development Act, 2000, as amended, to **APPROVE** the making of the proposed amendment to the planning scheme based on the reasons and considerations set out below.

## **Reasons and Considerations**

The Board considered that the proposed amendments would satisfy the criteria of section 170A(3)(b) of the Planning and Development Act 2000, as amended, are minor and therefore would not be of such a nature as to affect the overall scope of the scheme or require a more fundamental review procedure to be followed.

Having regard to the overall provisions of section 170A of the Planning and Development Act 2000, as amended, the Board agreed with the inspector's conclusion that the proposed amendments would not be material, given that there is no increase or alteration to the quantum of residential and employment development proposed which would impact on the overall scheme objectives or the character of the overall Cherrywood Strategic Development Zone area.

The Board adopted the screening assessment carried out by the Inspector in relation to the requirement for Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA). The Board agreed with his conclusion that the need for SEA or AA does not arise, owing to the limited nature of the proposed amendments and the scope of the original SEA and AA procedures already completed for the adopted scheme.

## **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. Such matters included any submissions and observations received by it in accordance with statutory provisions.

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**Dave Walsh**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2018.**