



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

(Associated application reference number: ABP-302398-19)

REQUEST received by An Bord Pleanála on the 13th day of December 2019 from Cairn Homes Properties Limited care of McGill Planning, 45 Herbert Lane, Dublin, under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a permitted Strategic Housing Development of 459 number dwellings at Cooldown Commons and Fortunestown, Citywest, Dublin 24, subject of a permission under An Bord Pleanála reference number ABP-302398-19.

WHEREAS the Board made a decision to grant permission for the above-mentioned development by order dated the 3rd day of December 2018, subject to 22 conditions,

AND WHEREAS the Board has received a request to alter the terms of the development, the subject of the permission,

AND WHEREAS the proposed alteration is described as the erection of two number electrical sub-stations in detached structures as shown on the drawings submitted with the request,

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 the Board on the 13th day of December 2019.

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-302398-19 for this site in respect of 459 dwellings,
- (ii) the screening for environmental impact assessment and for appropriate assessment carried out in the course of that application,

