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## **Planning and Development Acts 2000 to 2019**

### **Planning Authority: Louth County Council**

**(Associated application reference number: ABP-303891-19)**

**REQUEST** received by An Bord Pleanála on the 24<sup>th</sup> day of January 2020 from Jan C. Van Dijk care of Stephen Ward Town Planning and Development Consultants Limited, Jocelyn House, Jocelyn Street, Dundalk, County Louth, under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a permitted Strategic Housing Development of 142 number apartments at Inner Relief Road (R215), and Dublin Road (R132), Dundalk, County Louth, the subject of a permission under An Bord Pleanála reference number ABP-303891-19.

**WHEREAS** the Board made a decision to grant permission for the above-mentioned development by order dated the 24<sup>th</sup> day of June 2019, subject to 21 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 alterations are described as follows:

- (i) Revised housing mix in Building Type A (Blocks 1 and 2) to consist of 18 number one-bed units, 26 number two-bed units, and three number three-bed units;

- (ii) Increased footprint of Building Type A of 16.7 square metres. The overall increase in gross floor area amounts to 165.6 square metres in each building (331.2 square metres in total).
- (iii) Changes to fourth floor level of Building Type A comprising an increase in gross floor area of 98 square metres and reduced balcony depth along the western elevation.

**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 alterations 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 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 alterations 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 24<sup>th</sup> day of January 2020.

### **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-303891-19 for this site in respect of 142 number apartments and associated works,
- (ii) the screening for appropriate assessment carried out in the course of that application,
- (iii) the limited nature and scale of the alterations,
- (iv) the absence of any significant new or additional environmental effects (including those in relation to European sites) arising as a result of the proposed alterations,
- (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, and
- (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 and Development Act, as amended, the Board hereby makes the said alterations.

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

**Dated this          day of                                  2020**