



Planning and Development Acts 2000 to 2020

Planning Authority: Cork County Council

(Associated application reference number: ABP-303098-18)

REQUEST received by An Bord Pleanála on the 15th day of May 2020 from Westbrook Housing Company Limited care of McCutcheon Halley Chartered Planning Consultants, 6 Joyce House, Barrack Square, Ballincollig, County Cork, under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a permitted Strategic Housing Development of 251 number residential units at Cooney's Lane, Graigue (townland), Grange, County Cork, the subject of a permission under An Bord Pleanála reference number ABP-303098-18.

WHEREAS the Board made a decision to grant permission for the above-mentioned development by order dated the 21st day of March 2019, subject to 17 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:

The omission of 40 number permitted houses comprised of 10 number detached houses, 20 number semi-detached houses and 10 number terraced houses on plots 1 to 6, 15 to 29, 30 to 33, 143 to 149 and 155 to 162 as set out on the site plan for the authorized development, and their replacement with 41 number houses

comprised of two number detached houses, 36 number semi-detached and three number terraced houses as described on the plans and drawings submitted with the request received on the 15th day of May 2020,

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 result in a material alteration to the terms of the development, the subject of the permission,

AND WHEREAS the Board decided to require the requestor to make available information relating to the request for inspection, and require the requestor to invite submissions or observations,

AND WHEREAS having considered all of the documents and submissions 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 15th day of May 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.

