



An  
Bord  
Pleanála

## Board Order ABP-307945-20

### Planning and Development Acts 2000 to 2020

#### Planning Authority: Meath County Council

(Associated Application Number (ABP-303799-19))

**REQUEST** received by An Bord Pleanála on the 14<sup>th</sup> day of August 2020 from Coreet Limited under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a permitted Strategic Housing Development of 250 number dwelling units (94 number houses, 156 number duplex/apartments), creche and associated site works all located at Bryanstown, Drogheda, County Meath the subject of a permission under An Bord Pleanála reference number ABP-303799-19.

**WHEREAS** the Board made a decision to grant permission, subject to 23 conditions, for the above-mentioned development by Order dated the 10<sup>th</sup> day of June 2019,

**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 follows:

- Replace the previously permitted balconies with Juliette balconies to the front elevation at first and second floor levels of Blocks A (units 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 23) of Block B (units 33, 34, 35, 36, 37, 38, 39,

40, 41, 42, 43, 44, 45 and 47), of Block C (units 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69 and 71) and of Block D (units 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93 and 95).

- Extend the depth, by 250 millimetres, of the main balconies at first and second floor levels to the rear elevation of Block A (units 9-24) B (units 33-47), C units 57-72) and D (units 81-96); and
- Replace the previously permitted single large glazing at first and second floor levels with two number openings to units 22 and 24 in Block A and units 46 and 48 in Block B.

**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 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 14<sup>th</sup> day of August 2020.

