



An
Bord
Pleanála

Board Order ABP-307946-20

Planning and Development Acts, 2000 to 2020

Planning Authority: Meath County Council

Associated reference number: ABP-303433-19

REQUEST received by An Bord Pleanála on the 14th day of August, 2020 from Rockture 1 care of John Spain and Associates of 39 Fitzwilliam Place, Dublin 2 under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a Strategic Housing Development the subject of a permission granted under An Bord Pleanála reference number ABP- 303433-19.

WHEREAS the Board made a decision to grant permission, subject to 30 conditions, for the above-mentioned development by Order dated the 23rd day of April, 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:

Alteration to condition number 2 of previously permitted development under An Bord Pleanála reference number ABP-303433-19 in relation to the approved phasing plan submitted to include the extension of the portion of the permitted development to take in apartment buildings A and B and the two-storey houses to the west of

apartment Block B and associated site works as shown on the plans and particulars submitted with the request all located on lands to the north of the Regional Road R147/Dublin Road, Dunshaughlin, County Meath.

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 as submitted to An Bord Pleanála on the 14th day of August, 2020.

Reasons and Considerations

Having regard to:

- (i) The nature and scale of the Strategic Housing Development permitted under An Bord Pleanála reference number ABP-303433-19 for this site, which includes a residential development comprising of 913 number residential units, a neighbourhood centre, including two number retail units, a café or restaurant unit, a primary healthcare or gym, a community facility and a childcare facility,

all associated open space, a section of the Dunshaughlin Outer Relief Road, internal roads, cycle and pedestrian infrastructure, services and all other associated development, on a site of circa 28.3 hectares;

- (ii) The environmental impact assessment and the appropriate assessment carried out in the course of that application;
- (iii) The limited nature and scale of the alteration; and
- (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 alteration;
- (v) The absence of any new or significant issues relating to the proper planning and sustainable development of the area arising from the proposed alteration;

It is considered that the proposed alteration would not be material. In accordance with section 146B(3)(a) of the Planning & Development Act, as amended, the Board hereby makes the said alteration.

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

Dated this day of 2020