



An
Bord
Pleanála

Board Order ABP-309361-21

Planning and Development Acts 2000 to 2020

Planning Authority: Kildare County Council

Associated Reference Number: ABP-306504-20

REQUEST received by An Bord Pleanála on the 2nd day of February 2021 from Ardstone Homes Limited care of Declan Brassil and Company of Lincoln House, Phoenix Street, Smithfield, Dublin 7 under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a permitted Strategic Housing Development the subject of a permission under An Bord Pleanála reference number ABP-306504-20.

WHEREAS the Board made a decision to grant permission, subject to 24 conditions, for the above-mentioned development by Order dated the 3rd day of September 2020,

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

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AND WHEREAS the proposed alteration is described as follows:

Omit two number storeys from Apartment Block B, reducing the height of the block from four storeys to two storeys (a reduction in height from a maximum of 14.45 metres to 8.3 metres), resulting in the omission of 20 number apartment units (eight number one-bedroom apartments, two number two-bedroom (three person) apartments, and 10 number two-bedroom (four person) apartments).

Reduction in total floor area of Block B from 3,208 square metres to 1,604 square metres. Alterations to the permitted elevations to change the permitted brick types as shown on the plans and particulars 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 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 2nd day of February 2021.

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REASONS AND CONSIDERATIONS

Having regards to:

- (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-306504-20 for this site,
- (ii) the screening for appropriate assessment carried out in the course of that application,
- (iii) the limited nature and scale of the alterations, 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 alterations, and
- (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,
- (vi) the report of the Planning 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 2000, as amended, the Board hereby makes the said alterations.



Paul Hyde

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



Dated this 10th day of May 2021