

An  
Bord  
Pleanála

**Board Order**  
**ABP-309858-21**

## **Planning and Development Acts 2000 to 2020**

**Planning Authority: Cork County Council**

**Associated Reference Number: ABP-307605-20**

**REQUEST** received by An Bord Pleanála on the 31<sup>st</sup> day of March 2021 from Bmor Developments Limited care of HW Planning of 5 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 the subject of a permission under An Bord Pleanála reference number ABP-309858-21.

**WHEREAS** the Board made a decision to grant permission, subject to 23 conditions, for the above-mentioned development by Order dated the 28<sup>th</sup> day of October 2020,

**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:

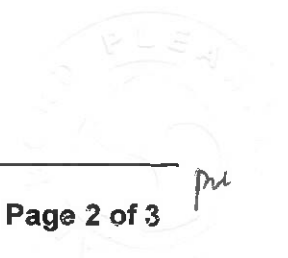
Alterations to a previously permitted development ABP-307605-20 to include internal alterations, bed space mix increased ground floor uses, improved student amenities and reconfiguration of the rooftop and photovoltaic panels all located at 92-96 North Main Street, Cork.

**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 31<sup>st</sup> day of March 2021.



## REASONS AND CONSIDERATIONS

Having regards to:

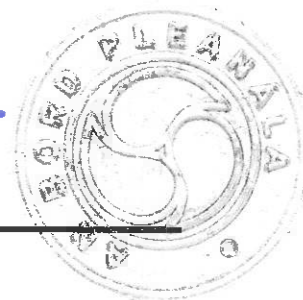
- (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-307605-20 for this site,
- (ii) the screening for appropriate assessment carried out in the course of that application,
- (iii) the limited nature and scale of the alterations, and
- (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 27<sup>th</sup> day of May 2021