

An
Bord
Pleanála

Board Order
ABP-310017-21

Planning and Development Acts 2000 to 2021

Planning Authority: Kildare County Council

Associated Reference Number: ABP-306504-20

REQUEST received by An Bord Pleanála on the 21st day of April 2021 from Ardstone Homes Limited care of Declan Brassil and Company Limited of Lincoln House, Phoenix Street, Smithfield, Dublin under section 146B of the Planning and Development Act 2000, as amended, to alter the terms of a permitted Strategic Housing Development in the townland of Crodaun, Celbridge, County Kildare which is 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,

AND WHEREAS the proposed alteration is described as follows:

Amendments to the permitted floor plans of House Types C1 (Options 1, 2 and 3), C2 (Options 1 and 2) and C3 (Option 1) to remove the step in the rear elevation between ground and first floors by amending the internal floor areas of each house type as follows:

- House Type C1 (Options 1, 2 and 3) reducing ground floor areas from 60 square metres to 55.7 square metres and increasing the first floor area from 50.9 square metres to 55.7 square metres.
 - o Unit Type C1 Option 1 (C1A) – amendment from gross internal floor area from 110.9 square metres to 111.4 square metres and reduction in overall height of unit from 8.995 metres to 8.863 metres.
 - o Unit Type C1 Option 2 (C1A) – amendment to gross internal floor area from 110.9 square metres to 111.4 square metres and reduction in overall height of unit from 8.995 metres to 8.863 metres.
 - o Unit Type C1 Option 3 (C1A) – amendments to gross internal floor area from 115.2 square metres to 115.3 square metres and reduction in overall height of unit from 8.995 metres to 8.863 metres.

- House Type C2 (Options 1 and 2) reducing ground floor areas from 62.2 square metres to 57.6 square metres and increasing the first floor area from 53 square metres to 55.7 square metres.
 - o Unit Type C2 Option 1 (C2A) – amendments to gross internal floor area from 115.2 square metres to 115.3 square metres and reduction in overall height of unit from 8.995 metres to 8.863 metres.
 - o Unit Type C2 Option 2 (C2A) – amendments to gross internal floor area from 115.2 square metres to 115.3 square metres and reduction in overall height of unit from 8.995 metres to 8.863 metres.

- House Type C3 (Option 1) reducing ground floor areas from 62.2 square metres to 56.7 square metres and increasing the first floor area from 53 square metres to 56.7 square metres.

- o Unit Type C3 Option 1 (C3A) – amendment to gross internal floor area from 115.2 square metres to 113.4 square metres and reduction in overall height of unit from 8.955 metres to 8.863 metres.

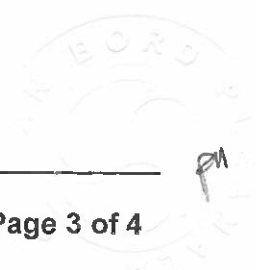
Consequential minor amendment to permitted site layout to maintain a 22 metre back to back separation distance between houses resulting in a minor shift of Ardrath Meadow road northward with units at the northern boundary relocated 2.11 metres closer to the site boundary, to a distance of 17.58 metres from the boundary.

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 21st day of April 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-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.

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 16th day of February 2022