

Planning and Development Acts 2000 to 2020

Planning Authority: Galway City Council

Associated Reference Number: ABP-304345-19

REQUEST received by An Bord Pleanála on the 9th day of June 2021 from Burkeway Homes Limited care of MKO, Tuam Road, Galway, County Galway 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-304345-19.

WHEREAS the Board made a decision to grant permission, subject to 16 conditions, for the above-mentioned development by Order dated the 2nd day of August 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 of Condition Number 1 of the permitted development to facilitate amendments to the internal ground floor layouts of apartments Blocks B and D to include the following,

Block B

1. Removal of tenant facilities at ground floor level.
2. Removal of one-bedroom apartment (adjacent to tenant facilities) at ground floor level.
3. Incorporation of a two-bedroom apartment within the floor space occupied by Items 1 and 2 above.
4. Incorporation of additional storage ('store') for each individual apartment at ground floor level in the area permitted as bike storage.
5. The relocation of the bike store within the ground floor to part of the area permitted as one-bedroom apartment (Item Number 2 above).
6. Minor adjustments to window locations at ground floor to suit the two-bedroom apartment.
7. Minor movement and reposition plant room (mains water break tank) within ground floor.

Block D,

1. Incorporation of additional storage for each individual apartment at ground floor.
2. Enlargement of the bike store.
3. Minor adjustments to creche layout due to increase of bike store size and new 'store' area.
4. Minor adjustments to window locations to suit revised internal layout of crèche.
5. Minor reduction in size and position of plant room (mains water break tank).

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 9th day of June 2021.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard.

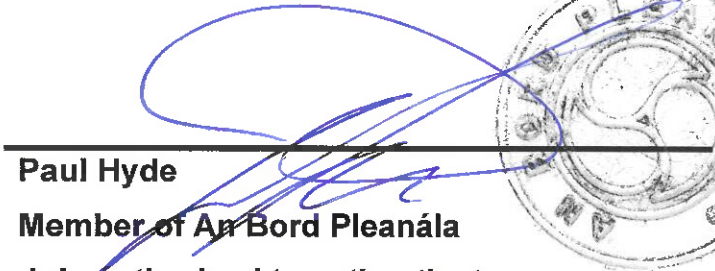
REASONS AND CONSIDERATIONS

Having regards to:

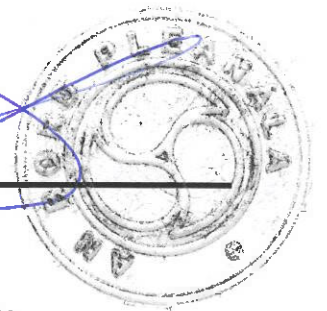
1. The nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-304345-19 for this site.
2. the Natura impact statement and environmental impact assessment carried out in the course of that application.
3. the limited nature and scale of the alterations.

4. 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.
5. the absence of any new or significant issues relating to the proper planning and sustainable development of the area arising from the proposed alterations.
6. the report of the Board's 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 *30th* day of *August* 2021