

An
Bord
Pleanála

Board Order
ABP-310915-21

Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Associated Reference Number: ABP-303799-19

REQUEST received by An Bord Pleanála on the 22nd day of July 2021 from Coreet Limited care of John Madden and Associates of Blackhall Street, Mullingar, Co. Westmeath 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-303799-19.

WHEREAS the Board made a decision to grant permission, subject to 23 conditions, for the above-mentioned development by Order dated the 10th day of June 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:

- Replacement of four number Type 1 three-bed semi-detached houses with three number Type 2 three-bed terraced houses at numbers 23 to 26 The Drive to facilitate permitted Electricity Supply Board three pole structure stay wires.

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- Replacement of four number Type 2 three-bed terraced houses with three number Type 2 three-bed terraced houses and relocation of two number Type 1 three-bed semi-detached houses at numbers 27 to 32 The Drive.
- Replacement of seven number Type 2 three-bed terraced houses with three number Type 2 three-bed terraced houses and two number Type 1 three-bed semi-detached houses at numbers 53 to 59 The Drive to facilitate the erection of one electrical pylon.
- Relocation of permitted apartment Blocks E, F, G and H to facilitate 38 Kilovolt power lines reroute and three pole structure stay wires.
- The requested alterations involve the removal of a total of four number permitted houses.

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 22nd day of July 2021.

REASONS AND CONSIDERATIONS

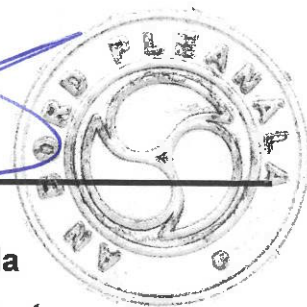
Having regards to:

- (i) The nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-303799-19 for this site, which includes 250 number dwelling units (94 number houses, 156 number duplex/ apartments), creche and associated site works,
- (ii) the examination of the environmental impact, including in relation to European Sites, carried out in the course of that application,
- (iii) the limited nature and scale of the alterations,
- (iv) the absence of any significant new or additional environmental concerns including in relation to European Sites arising as a result of the proposed alterations, and
- (v) the report of the Board's inspector, which is adopted.

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 29th day of November 2021