

An
Bord
Pleanála

Board Order
ABP-310928-21

Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Associated Reference Number: ABP-304296-19

REQUEST received by An Bord Pleanála on the 23rd day of July 2021 from Legendside Limited care of Armstrong Fenton Associates of 13 Seapoint Building, 44/45 Clontarf Road, Clontarf, Dublin 3 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-304296-19.

WHEREAS the Board made a decision to grant permission, subject to 26 conditions, for the above-mentioned development by Order dated the 9th 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:

Alterations to previously permitted strategic housing development ABP-304296-19 comprising:

- To amend and change the layout of 10 no. houses at the southern end of the site from four number Type E, three-Bed, semi-detached houses, four number

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Type E, two-Bed terraced houses and two number Type G 4-bed semi-detached houses to eight number Type E, three-bed semi-detached houses and two number Type G, four-bed semi-detached houses.

- To amend and change the layout of three number permitted units at the western side of the site including the reorientation of two number Type B 3-bed semi-detached houses permitted from south facing to east facing. It is proposed to remove the permitted one number Type D, four-bed detached house adjacent to these units and place it to the south of the proposed reorientated two number Type B units and to replace it with one number Type G, four-bed detached house.

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 23rd day of July 2021.

REASONS AND CONSIDERATIONS

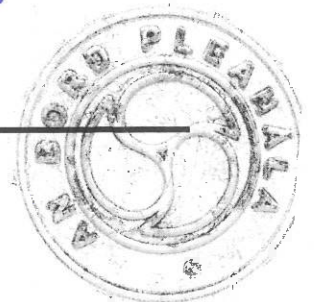
Having regards to:

- (i) The nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-304296-19 for this site which includes 133 number residential units comprising 75 number houses and 58 number apartments, a creche and associated site works
- (ii) An 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 Planning 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 2nd day of DECEMBER 2021