

An  
Bord  
Pleanála

**Board Order**  
**ABP-311164-21**

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## **Planning and Development Acts 2000 to 2021**

**Planning Authority: Fingal County Council**

**Associated Reference Number: ABP-305619-19**

**REQUEST** received by An Bord Pleanála on the 16<sup>th</sup> day of August 2021 from St. Marnock's II Designated Activity Company care of Stephen Little and Associates of 26/27 Upper Pembroke Street, Dublin under section 146B of the Planning and Development Act 2000, as amended, to alter the terms of a permitted Strategic Housing Development on a site within the townlands of Portmarnock and Maynetown, Portmarnock, County Dublin the subject of a permission under An Bord Pleanála reference number ABP-305619-19.

**WHEREAS** the Board made a decision to grant permission, subject to 33 conditions, for the above-mentioned development by Order dated the 30<sup>th</sup> day of January 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:

They will only affect Unit 2 (circa 152.5 square metres) and Unit 3 (circa 136.4 square metres) at ground floor level of the permitted Local Centre located on Station Road, adjacent Portmarnock Train Station.

The proposed minor alterations include: -

- The amalgamation of Unit 2 (circa 152.5 square metres) and Unit 3 (circa 136.4 square metres) by removing the dividing partition wall to create one number unit (circa 327 square metres).
- Inclusion of an area for the provision of a small off-licence (circa 29.4 square metres) for the sale of wine, beer and spirits within the amalgamated unit.

**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 16<sup>th</sup> day of August 2021.

## REASONS AND CONSIDERATIONS

Having regards to:

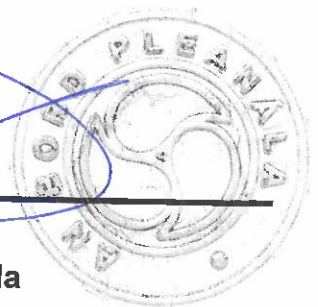
- (i) The nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-305619-19 for this site,
- (ii) the screening for appropriate assessment carried out in the course of that application,
- (iii) the limited nature and scale of the alterations, and
- (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 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 11<sup>th</sup> day of April 2022