

An
Bord
Pleanála

Board Order
ABP-311472-21

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 24th day of September 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 30th 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:

The proposed alterations will generally affect permitted House Number 109, 110, 111 and 112 on the permitted road 'Brent Road' and House Numbers 113, 114, 115 and 116 on the permitted road 'Skylark Park View'.

The alterations will primarily entail the following changes to House Types for House Number 109 to 116: -

- House Number 109: Change from Type A3 (Front Elevation Version 3) to Type A3 (Front Elevation Version 6) – elevation changes only.
- House Number 110: Change from Type A3 (Front Elevation Version 3) to Type A3 (Front Elevation Version 6) – elevation changes only.
- House Number 111: Change from Type A3 to Type A6 with rear return.
- House Number 112: Change from Type A3 to Type A6 with rear return.
- House Number 113: Change from Type F2 to Type F4.
- House Number 114: Change from Type F2 to Type F4.
- House Number 115: Change from Type F1 to Type F5.
- House Number 116: Change from Type F1 to Type F5

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 24th day of September 2021.

REASONS AND CONSIDERATIONS

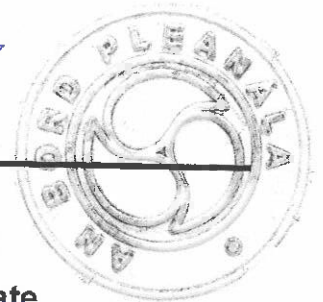
Having regards to:

- (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 11th day of *apriú* 2022