

An
Bord
Pleanála

Board Order
ABP-311676-21

Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Associated Reference Number: ABP-305476-19

REQUEST received by An Bord Pleanála on the 14th day of October 2021 from Cairn Homes Properties Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin 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-305476-19.

WHEREAS the Board made a decision to grant permission, subject to 21 conditions, for the above-mentioned development by Order dated the 15th 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 replacement of a plant room and refuse store located at ground floor level at apartment Block 3 with a one-bedroom apartment including external patio and external elevational changes, the reconfiguration of bin and bicycle storage to the south of Block 3, at the permitted creche, and the introduction of a new bicycle store for 16 number bicycles (14.5 square metres) and an additional surface car parking space on Archers Wood Way to facilitate the proposed 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 amends permission An Bord Pleanála Reference ABP-305476-19 to permit:

In relation to **Block 3 and the permitted creche**, the alterations would comprise of:

- The replacement of permitted plant and refusal storage at ground floor level at apartment Block 3 with a single one-bedroom unit 'Type 1C' (56 square metres);
- Minor external elevational changes at the western elevation of Block 3 to accommodate the apartment unit;

- An additional car parking space associated with the apartment unit to the south of the Block 3 at Archers Wood Way;
- A reconfigured bicycle store (16 number spaces) and refuse storage (13 square metres) south of Block 3 at the western end of the external play area; and
- The addition of a circa 14.5 square metres bicycle store (16 number spaces) north of the permitted crèche adjacent to the Electricity Supply Board substation.

REASONS AND CONSIDERATIONS

Having regards to:

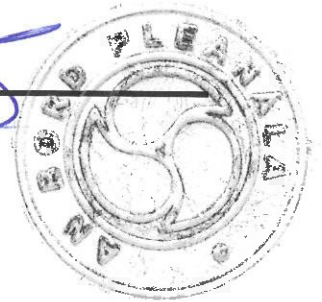
- (i) The nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-305476-19 for this site,
- (ii) the Screening for Appropriate Assessment and Environmental Impact Assessment carried out in the course of that application,
- (iii) the limited nature 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,
- (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, and
- (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 29th day of NOVEMBER 2021