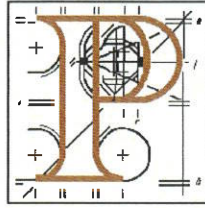


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dún Laoghaire-Rathdown County

Amendments to Cherrywood SDZ Planning Scheme, 2014

An Bord Pleanála Reference Number: 06D.ZE.0002

WHEREAS on the 25th day of April, 2014, An Bord Pleanála decided, under section 169(7) of the Planning and Development Act, 2000, to approve the making of the Cherrywood Strategic Development Zone Planning Scheme, and this scheme was subsequently published by Dún Laoghaire-Rathdown County Council:

AND WHEREAS on the 12th day of January, 2017, Dún Laoghaire-Rathdown County Council applied to An Bord Pleanála to make amendments, as set out in the document entitled "Proposed Amendments 1-5 to Cherrywood Planning Scheme 2014", to the Cherrywood SDZ Planning Scheme, 2014:

AND WHEREAS, in arriving at its decision, the Board had regard to –

- the planning history of the Strategic Development Zone scheme approved by An Bord Pleanála in April 2014, and to the overall scope and objectives of the approved planning scheme,
- the nature of the proposed amendments (numbers 1 to 4 inclusive) which follow from updated Government planning guidelines (made under section 28 of the Planning and Development Act 2000, as amended,) in relation to residential development standards, and
- the report of the Inspector:

NOW THEREFORE An Bord Pleanála decided, under the provisions of section 170(A) of the Planning and Development Act, 2000, as amended, to **APPROVE** the making of the proposed amendments, numbers 1 to 4, to the planning scheme based on the reasons and considerations set out below:

REASONS AND CONSIDERATIONS

The Board considered that the proposed amendments would satisfy the criteria of section 170A(3)(b) of the Planning and Development Act, 2000, and therefore would not be of such a nature as to affect the overall nature of the scheme or require a more fundamental review procedure to be followed.

Having regard to the overall provisions of section 170A of the Act, the Board agreed with the Inspector's conclusion that the proposed amendments would not be material, given the limited changes arising for the floor areas, densities and amenities of the scheme, and therefore the limited potential to impact on the overall scheme objectives or the character of the overall Cherrywood area.

The Board adopted the screening assessment carried out by the Inspector in relation to the requirement for Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA). The Board agreed with his conclusion that the need for SEA or AA does not arise owing to the limited nature of the proposed amendments and the scope of the original SEA and AA procedures already completed for the adopted scheme.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.



**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this ^{*}7 day of June 2017.