



An
Bord
Pleanála

Board Direction
BD-002248-19
ABP-301927-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on the 29th day of January 2019.

The Board decided that the proposed development of 58 No. residential units and all associated site development works would not be likely to have significant effects on the environment and has therefore decided that Waterford City and County Council does not need to prepare an environmental impact assessment report in respect of the proposed development, based on the reasons and considerations set out below.

Reasons and Considerations

Having regard to:

- (a) The nature and scale of the proposed development, which is significantly under the threshold in respect of Class 10(b)(i) (Infrastructure – Dwelling Units) and Class 10(b)(iv) (Infrastructure – Urban Development) of the Planning and Development Regulations 2001 (as amended),
- (b) The location of the site on lands that are zoned for residential use under the provisions of the Waterford City Development Plan 2013-2019 and the results of the strategic environmental assessment of this Plan undertaken in accordance with the SEA Directive (2001/42/EC),
- (c) The location of the site in an established residential area served by public infrastructure and the existing pattern of development in the vicinity,

- (d) The location of the site outside of any sensitive location specified in article 109(4)(a) of the Planning and Development Regulations 2001 (as amended) and the absence of any relevant connectivity to any sensitive location,
- (e) the separation distance between the site and the adjoining protected structure to the east and the design response to this structure,
- (f) the proposed retention of a significant number of existing trees on site and the detailed landscaping proposals for the site, including replacement tree planting,
- (g) the submissions made including that of Waterford City and County Council and to the Architectural Impact Assessment submitted,
- (h) the guidance set out in the “Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development”, issued by the Department of the Environment, Heritage and Local Government (2003),
- (i) the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), and
- (j) the report and recommendation of the person appointed by the Board to make a report and recommendation on the matter,

it is considered that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact assessment report is not therefore required.

Board Member

Date: 29/01/2019

Dave Walsh