



An
Bord
Pleanála

Board Direction
BD-003838-19
ABP-304669-19

The submissions on this file were considered at a Board meeting held on 21st August 2019.

The Board considered that the preparation and submission of an environmental impact assessment report is not, required.

Reasons and Considerations

Having regard to:

- (a) The nature and scale of the proposed development which is significantly sub-threshold in respect of Class 10b(i) (Infrastructure – Dwelling Units) and Class 10b(iv) (Infrastructure – Urban Development), or Class 15 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 Portlaoise Local Area Plan 2018 – 2024, and the results of the strategic environmental assessment of this plan undertaken in accordance with the requirements of the SEA Directive,
- (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 detailed landscaping proposals for the site, including replacement tree planting,

- (f) The Schedule 7A submission of Laois County Council,
- (g) 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,
- (h) The criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended, and
- (i) 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 is not, therefore, required.

Board Member

Date: 21/08/2019

Maria FitzGerald