



An
Bord
Pleanála

Board Direction
BD-005185-20
ABP-306252-19

At a meeting held on 19/02/2020, the Board considered the submissions and reports on the file, and the report of the Inspector, in the context of the request for a determination by An Bord Pleanála as to whether an environmental impact assessment would be required for the proposed development of 25 no. residential units and all associated site development works at Doonaun, Tulla, County Clare.

The Board decided that the proposed development would not be likely to have significant effects on the environment, based on the reasons and considerations set out below.

Reasons and considerations

Having regard to the following:

- (a) The criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended,
- (b) 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),
- (c) The location of the site on lands that are zoned for residential use under the provisions of the Clare County Development Plan 2017-2023 and the results of the strategic environmental assessment of this Plan undertaken in accordance with the SEA Directive (2001/42/EC)

(d) the limited nature and scale of the proposed development,

(e) The location of the site in a built-up area served by public infrastructure and the existing pattern of development in the vicinity and the existing pattern of development in the vicinity,

(f) The submission of the planning authority,

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

Board Member:

Date: 19/02/2020

Dave Walsh