



An  
Bord  
Pleanála

**Board Direction**  
**BD-005694-20**  
**ABP-306541-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/05/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the deficiencies in the information provided in the submitted Natura Impact Statement, in particular the lack of information in relation to the baseline ecology of the site and of the surrounding area, and in relation to potential impacts on the qualifying interests of the Lower River Shannon SAC (002165), including, but not limited to, 'Otters' [1355] and 'Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion* vegetation [3260]; and having regard to the inadequate information provided within the NIS in relation to the potential impacts on the special conservation interests associated with the River Shannon and River Fergus Estuaries SPA (004077), resulting from development on the site and from potential impacts both on the adjacent Park Canal and on the wetlands to the north of the Park Canal, the Board is not satisfied that the proposed development would not adversely affect the integrity of the Lower River Shannon SAC (002165) or of The River Shannon and River Fergus Estuaries SPA (004077), in view of the sites' conservation objectives. In such circumstances the Board is precluded from granting approval/permission.

**Note:**

The applicant should note that the Board considers that there is inadequate information submitted with the application in relation to both the ecology of the site and to existing trees/hedgerows on the site. Any subsequent application should include, at a minimum, an Ecology Report and a Tree Survey/Report.

**Board Member**

**Date:** 05/05/2020

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Terry Prendergast