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The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/09/2020.

The Board decided not to direct the local authority 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 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 current Cork City Development Plan 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

(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:** 23/09/2020

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Dave Walsh