



An  
Bord  
Pleanála

**Board Direction**  
**BD-006813-20**  
**ABP-308041-20**

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At a meeting held on 29/10/2020, the Board considered the submission of the Planning Authority and the report of the Inspector in relation to the question of whether Wicklow County Council should be directed to prepare a Natura Impact Statement in respect of a proposed 41-unit housing development in the townland of Charlesland to the south of Greystones Golf Club, Greystones, County Wicklow.

The Board decided to direct the local authority not to prepare a Natura Impact Statement 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 limited scale of the proposed development,
- (b) The separation distance between the proposed development and European sites,
- (c) the identified capacity in the Greystones Waste Water Treatment Plant to cater for the discharges associated with the development,
- (d) the submission made on behalf of the local authority, including the Appropriate Assessment Screening Report dated the 22<sup>nd</sup> day of August 2019, and
- (e) the report and recommendation of the person appointed by the Board to make a report and recommendation on the matter,

it is considered reasonable to conclude that, on the basis of the information available which is considered adequate to issue a screening determination, the proposed development, either individually and in combination with other plans or projects, would not be likely to have a significant effect on The Glen of the Downs Special Area of Conservation (site code 000719), Bray Head Special Area of Conservation (site code 000714), The Murrough Wetlands Special Area of Conservation (site code 002249) and The Murrough Special Protection Area (site code 004186), in view of the conservation objectives of these sites and that a Stage 2 Appropriate Assessment and the submission of a Natura Impact Statement for the proposed development is not, therefore, required.

**Board Member:**

**Date:** 29/10/2020

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Dave Walsh