



An
Bord
Pleanála

**Board Direction
ABP-308042-20**

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 an Environmental Impact Assessment Report 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 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 10b(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 Wicklow County Development Plan 2016-2022 and the Greystones-

Delgany and Kilcoole Local Area Plan 2013-2019, and the results of the strategic environmental assessment of these Plans undertaken in accordance with the SEA Directive (2001/42/EC),

(d) The limited nature and scale of the 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: 29/10/2020

Dave Walsh