



An
Bord
Pleanála

Board Direction
BD-007743-21
ABP-309155-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/03/2021.

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 and 7A of the Planning and Development Regulations 2001, as amended,
- (b) The location of the site on lands that are zoned for residential use under the provisions of the Fingal 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),
- (c) The nature, scale and location of the proposed development on a part brownfield site in a suburban area, served by public infrastructure,
- (d) The pattern of development in the vicinity,
- (e) the design and construction methodology response to the natural heritage in the surrounding area,

(f) The location of the site outside of any sensitive location specified in article 109(4)(a) of the Planning and Development Regulations 2001, as amended,

(d) the guidance set out in the “Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development”, issued by the Department of the Environment, Heritage and Local Government (2003),

(g) The submission of the planning authority, and

(h) The report and recommendation of the Inspector,

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: 24/03/2021

Dave Walsh