



An
Bord
Pleanála

Board Direction
BD-007864-21
ABP-309310-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/04/2021.

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 nature and scale of the proposed development, which is significantly under the threshold in respect of Classes 10(b)(i) (infrastructure – dwelling units) and 10(b)(iv) (urban development) of Part 2 of the Fifth Schedule of the Planning and Development Regulations 2001-2020,
- (b) the location of the site on lands that are zoned for residential use under the provisions of the Leitrim Development Plan 2015-2021 and the results of the strategic environmental assessment of this Plan undertaken in accordance with the SEA Directive (2001/42/EC),
- (c) the location of the site in an established residential area served by public infrastructure, including a stated available capacity in the wastewater treatment plant and the existing pattern of development in the vicinity,

- (d) the location of the site outside of any sensitive location specified in article 109(4)(a) of the Planning and Development Regulations 2001-2020 and the absence of any relevant connectivity to any sensitive location,
- (e) 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), and “Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment”, published by the Department of Housing, Planning and Local Government in 2018,
- (f) the criteria set out in Schedule 7 and 7A of the Planning and Development Regulations 2001-2020, and
- (g) the report and recommendation of the reporting 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 required.

Board Member:

Date: 12/04/2021

Dave Walsh