



An
Bord
Pleanála

Board Direction
BD-009358-21
ABP-310912-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/11/2021.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Following the requirements under paragraph 10 of Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposed development triggers the mandatory requirement for EIA under subsection (b)(iv), with a gross site area in excess of 10ha, at 11.42ha. An EIAR has not been submitted and therefore the associated requirements under the regulations, including the need for EIA, cannot be carried out. Therefore, the proposed SHD is premature by reason of inadequacy or incompleteness of an EIAR, and is refused in accordance with paragraph 5 of section 9 of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended).

Board Member



Michelle Fagan

Date: 04/11/2021