

An
Bord
Pleanála

Board Direction
BD-010476-22
ABP-312429-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/04/2022.

The Board decided not to direct the local authority to prepare an Environmental Impact Assessment Report in respect of the proposed Phase 1 development of Shanganagh Park, Shankill, County Dublin, based on the reasons and considerations set out below.

Reasons and Considerations

Having regard to the following:

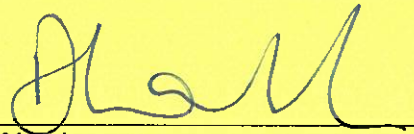
- a) The criteria set out in Schedule 7 and the information provided in Schedule 7A of the Planning and Development Regulations 2001, as amended,
- b) The limited nature and scale of the proposed development which is under the threshold in respect of Class 10b(iv) (Infrastructure – Urban Development) of the Planning and Development Regulations 2001, as amended,
- c) The location of the site on lands zoned for the preservation and provision of open space with ancillary active recreational amenities under the provisions of the Dun Laoghaire Rathdown County Development Plan 2016-2022 and the Woodbrook - Shanganagh Local Area Plan 2017-2023 and the results of the Strategic Environmental Assessment of these Plans undertaken in accordance with the SEA Directive (2001/42/EC),
- d) The location of the site in a built-up area served by public infrastructure and the existing pattern of development in the vicinity,
- e) The limited potential for significant impacts arising from the proposed development,

f) The submissions made by the applicants requesting a determination and by the local authority, and

g) 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:



Dave Walsh

Date: 08/04/2022