



**An
Bord
Pleanála**

**Board Direction
BD-012306-23
ABP-314291-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/05/2023.

The Board determine that the development proposed to be carried out by Cork City Council would not be likely to have significant effects on the environment and the preparation and submission of an environmental impact assessment report is not required for the reasons and considerations set out under.

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, as amended,
- (b) The location of the site on lands that are zoned for residential use under the provisions of the Cork City Development Plan 2022-2028 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, as

