



An  
Bord  
Pleanála

**Board Direction**  
**BD-011529-22**  
**ABP-314777-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/11/2022.

The Board decided not to direct the Department of the Environment, Climate and Communications to prepare an Environmental Impact Assessment Report for the following reasons and considerations.

### **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 significantly under the thresholds set in Part 2 of the Schedule 5 of the Planning and Development Regulations 2001, as amended, in respect of Class 10b(iv) (Infrastructure – Urban Development), Class 3(a) (Industrial installations for the production of electricity, with a heat output of 300 megawatts or more), and Class 15 in relation to the potential for significant effects on the environment from sub-threshold projects,
- c) The location of the site on lands zoned for Heavy Industry 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),

- d) The location of the site in an established industrial built-up area served by public infrastructure and the existing pattern of development in the vicinity,
- e) 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, and the absence of any relevant connectivity to any sensitive location,
- f) The limited potential for significant impacts arising from the proposed development,
- g) The submissions received from the EPA and landowners, 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**

*Maria FitzGerald*

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**Date:** 02/12/2022