

An  
Bord  
Pleanála

**Board Direction**  
**BD-012452-23**  
**ABP-315539-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/06/2023.

The Board determine that the development proposed of 6 No. dwelling and all associated site development works would not be likely to have significant effects on the environment and Fingal County Council be advised that the preparation and submission of an environmental impact assessment report is not required for the reasons and considerations set out under.

### **Reasons and Considerations**

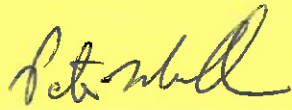
Having regard to the following:

- a) the criteria set out in Schedule 7 and 7A of the Planning and Development Regulations 2001, as amended,
- b) the nature and scale of the proposed development which is significantly under the threshold in respect of Class 10(b)(i) (Infrastructure – Dwelling Units) of Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended,
- c) the location of the site on lands that are zoned as 'RV: Rural Village' under the provisions of the Fingal County Development Plan, 2023-2029 and the results of the strategic environmental assessment of this Plan undertaken in accordance with the SEA Directive (2001/42/EC),
- d) the limited scale of the proposed development on an infill site served by public infrastructure,

- e) the pattern of development in the vicinity,
- 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**



**Date:** 14/06/2023

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Peter Mullan