



**An  
Bord  
Pleanála**

**Board Direction  
BD-014212-23  
ABP-316267-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/10/2023.

The Board decided not to direct the local authority to prepare an Environmental Impact Assessment Report in respect of the said proposed development for 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 open space under the provisions of the Wicklow County Development Plan 2022-2028 and the Bray Local Area Plan 2018-2024,
- d) The location of the site 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 referrer 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**

*Eamonn James Kelly*

**Date:** 20/10/2023

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Eamonn James Kelly