



**An  
Bord  
Pleanála**

**Board Direction  
BD-014491-23  
ABP-317130-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/11/2023.

The Board decided to not to direct the local authority to prepare an Environmental Impact Assessment Report in respect of the proposed development, 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 in a Town and District Centre location as described in the Fingal County Development Plan 2023-2029 and the results of the Strategic Environmental Assessment of this plan undertaken in accordance with the Strategic Environmental Assessment 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 submission made by the local authority;
- (g) the submissions made by the applicants requesting a determination; 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 Eamonn James Kelly Date: 07/11/2023  
Eamonn James Kelly