

An
Bord
Pleanála

Board Direction
BD-018700-25
ABP-320563-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2025.

The Board decided by a majority of two to one not to direct the local authority to prepare an Environmental Impact Assessment Report in respect of the said proposed development generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

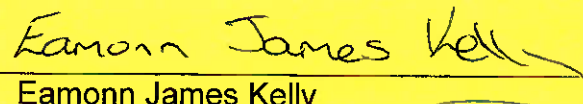
Having regard to:

- (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 nature and scale of the proposed development which is significantly under the threshold in respect of Class 10(b)(i) (Infrastructure – Dwellings Units) and Class 10(b)(iv) (Infrastructure - Urban Development) 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 'Z01 –Sustainable Residential Neighbourhoods' 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 Strategic Environmental Assessment Directive (2001/42/EC),
- (d) the limited scale of the proposed development on an infill site served by public transport and public infrastructure,

- (e) the pattern of residential development in the vicinity,
- (f) the submissions made by the applicants requesting a determination,
- (g) the submission made by the local authority, 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: 20/01/2025