

An
Bord
Pleanála

Board Direction
BD-019863-25
ABP-321427-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/06/2025.

The Board decided not to direct the local authority to prepare an Environmental Impact Assessment Report in respect of the said proposed development based on the reasons and considerations set out below.

Reasons and Considerations

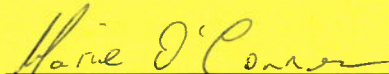
Having regard to:

- a) the provisions of Section 179 of the Planning and Development Act, 2000, as amended and Article 120 (3)(b) of the Planning and Development Regulations, 2001, as amended,
- b) Annex III of the European Union Environmental Impact Assessment Directive 2014/52/EU,
- c) the nature and scale of the proposed development which is significantly under the threshold in respect of Class 10 (b)(i) (Infrastructure – Dwelling Units) and (Class 10 (b)(iv) (Infrastructure – Urban Development) of Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 (as amended),
- d) the location of the site on lands that are zoned mixed use neighbourhood centre facilities in the Dún Laoghaire-Rathdown County Council County 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),

- e) the scale of the proposed development,
- f) the pattern of residential development in the vicinity,
- g) the submissions made as part of the request for a determination,
- h) the submission made by the local authority including the reports submitted by the local authority as further information received on 28th April 2025 and,
- i) the report and recommendation of the Environmental Specialist,

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



Marie O'Connor

Date: 05/06/2025