

An
Coimisiún
Pleanála

Direction
CD-020115-25
ABP-322001-25

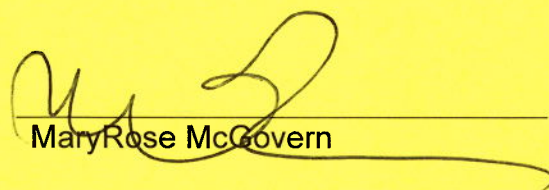
The submissions on this file and the Inspector's report were considered at a meeting held on 02/07/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Date: 03/07/2025


Mary Rose McGovern

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to Objective DMS0145 of the Fingal Development Plan 2023-2029, which seeks to ensure sufficient information is provided as part of development proposals to enable Screening for Appropriate Assessment to be undertaken and to enable a fully informed assessment to be made of impacts on biodiversity, and having regard to the information provided in the Planning Application and in the submissions on file, and on the basis of the precautionary principle, the Commission consider that there is reasonable scientific doubt regarding the robustness of the findings of the Appropriate Assessment Screening report, with particular reference to the Light-Bellied

Brent Geese, to demonstrate that likely significant effects on ex-situ factors can be excluded for Baldoyle SPA, North Bull Island SPA and Malahide Estuary SPA. The Commission is not satisfied that the applicant has demonstrated that the proposed development individually or in combination with other plans or projects, would not adversely affect the integrity of European Sites Baldoyle SPA, North Bull Island SPA and Malahide Estuary SPA, in view of the sites' conservation objectives. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.