

An
Coimisiún
Pleanála

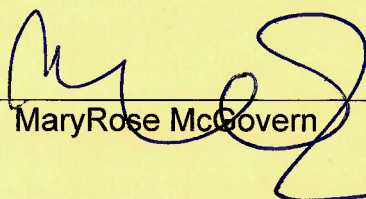
Direction
CD-020907-25
ABP-322408-25

The submissions on this file and the Inspector's report were considered at a Commission meeting held on 08/10/2025.

The Commission 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.

Planning

Commissioner:


MaryRose McGovern

Date: 08/10/2025

Having regard to the following:

- (i) 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),
- (ii) Annex III of the EU EIA Directive 2014/52/EU,
- (iii) 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),

- (iv) The location of the site on lands that are zoned residential amenity, in the Du Laoghaire-Rathdown County Development Plan, 2022-2028, and the results of the strategic environmental assessment of this Plan undertaken in accordance with the SEA Directive (2001/42/EC),
- (v) The scale of the proposed development,
- (vi) The pattern of residential development in the vicinity,
- (vii) The submissions made as part of the request for a determination,
- (viii) The submission made by the local authority,
- (ix) The Newt Survey Report dated 4 October 2024,
- (x) The location of the Landscape Character Assessment (LCA) number 9 (Barnacullia) to the south of the site, on the other side of Blackglen Road, and
- (xi) The absence of wetlands or watercourses on the site, and the considerable buffer in existence between the site and the nearest watercourse,

it is considered that the proposed development would not be likely to have significant effects on the environment and, accordingly, the preparation and submission of an Environmental Impact Assessment Report is, therefore, not required.