



An
Coimisiún
Pleanála

Direction
CD-021766-26
ACP-322913-25

At a meeting held on 19/01/2026, the Commission considered the local authority proposal to develop a housing scheme consisting of 6 no. 1 bedroom apartments, hard and soft landscaping, resurfacing of Cork County Council adjacent laneway, new public lighting and connection to utilities, all associated site and ancillary works at Porters Lane, Youghal, County Cork.

The Commission also considered a submission received on 30th June 2025 requesting that the Commission carry out a **Screening Determination** as to whether the proposed development would be likely to have significant effects on the environment, the further information submitted on the 28th July 2025 by the person seeking the screening determination, the response from the planning authority received on 24th September 2025, as well as the report and recommendation of the Senior Planning Inspector dated 7th January 2026.

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.

REASONS AND CONSIDERATIONS

Having regard to the following:

- (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 of six number one-bedroom apartments, which is significantly under the threshold in respect of Class 10 (b)(i) (Infrastructure – 500 Dwelling Units) and (Class 10 (b)(iv) (Infrastructure – 10 hectares of Urban Development) of Part 2 of Schedule 5 of the Planning and Development Regulations, 2001, as amended,
- (d) the limited scale and extent of the proposed works of demolition required to facilitate the proposed project,
- (e) the location of the site on lands that are zoned 'Existing Residential' in the Cork 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), and the Strategic Flood Risk Assessment undertaken in accordance with the European Union Floods Directive (2007/60/EC),
- (f) the location of the site in an established residential area served by public infrastructure including a stated available capacity in the wastewater treatment plant and the location of the site outside of any sensitive location,
- (g) the submissions made as part of the request for a determination including the further information received by the Commission on the 29th day of September 2025,
- (h) the submission made by the local authority,
- (i) the criteria set out in Schedule 7 and 7A of the Planning and Development Regulations 2001, as amended, and,
- (j) 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 therefore, not required.

Planning

Commissioner:



Liam McGree

Date: 19/01/2026