

An
Coimisiún
Pleanála

Direction
CD-021477-25
ACP-323516-25

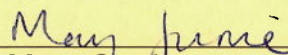
The submissions on this file and the Inspector's report were considered at a meeting held on 04/12/2025.

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:

Date: 04/12/2025


Mary Gurrle

DRAFT WORDING FOR ORDER

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 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 'Existing Residential/Mixed Residential and Other Uses' in the Cork 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),
- (e) the scale of the proposed development,
- (f) the pattern of residential development in the vicinity,
- (g) the submission made as part of the request for a determination,
- (h) the submission made by the local authority, and
- (i) the report and recommendation of the Planning 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:

Date: 04/12/2025

Mary Gurrie
Mary Gurrie