

Board Order ABP-306252-19

Planning and Development Acts, 2000 to 2019

Planning Authority: Clare County Council

APPLICATION by Mary Stack and Peter Minogue of Doonaun, Tulla, County Clare and by Joseph Floyd of 21 Lower Main Street, Tulla, County Clare requesting An Bord Pleanála to consider and determine, in accordance with its powers under article 120(3)(b) of the Planning and Development Regulations, 2001, as amended, whether the local authority should be directed to prepare an environmental impact assessment report in respect of a proposed development for the construction of 25 number residential units and associated development at Doonaun, Tulla, County Clare.

DECISION

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 criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended,
- (b) 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 the Planning and Development Regulations 2001, as amended,
- (c) the location of the site on lands that are zoned for residential use under the provisions of the Clare County Council Development Plan 2017-2023 and the results of the strategic environmental assessment of this Plan undertaken in accordance with the SEA Directive (2001/42/EC),
- (d) the limited nature and scale of the proposed development,
- (e) the location of the site in a built-up area served by public infrastructure and the existing pattern of development in the vicinity,
- (f) the submission of the local authority, and
- (g) the report and the 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, not, therefore, required.

Dave Walsh

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this day of 2020

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