



An
Bord
Pleanála

Board Order ABP-307670-20

Planning and Development Acts, 2000 to 2019

Planning Authority: Cork City Council

Application by Connie Creed of 83 Lislee, Bishopstown Road, Cork requesting An Bord Pleanála to exercise its powers under article 250(3)(b) of the Planning and Development Regulations, 2001, as amended, whether the local authority should be directed to prepare a Natura Impact Statement in respect of 67 number residential units at the junction of Hawke's Road and Bishopstown Road, Bishopstown, Cork.

Decision

Direct the local authority not to prepare a Natura Impact Statement in respect of the said proposed development based on the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard.

Reasons and Considerations

Having regard to:

- (a) the nature and limited scale of the proposed development,
- (b) the separation distance between the proposed development and European Sites,
- (c) the lack of identified hydrological connections between the proposed development and European Sites,
- (d) the identified capacity in the Carrigrennan wastewater treatment plant to cater for the discharges associated with the proposed development,
- (e) the submission made on behalf of the local authority, including the Appropriate Assessment Screening Report dated January 2020, and
- (f) the report and recommendation of the person appointed by the Board to make a report and recommendation on the matter,

it is considered reasonable to conclude, on the basis of the information available which is considered adequate to issue a screening determination, that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on the Great Island Channel Special Area of Conservation (site code: 001058) or the Cork Harbour Special Protection Area (site code: 004030) or on any other European Site, in view of the sites' Conservation Objectives, and that a Stage 2 Appropriate Assessment and the preparation of a Natura Impact Statement for the proposed development 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