

Board Order ABP-307680-20

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 consider and determine, in accordance with its powers under article 120(3)(a) 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 of 67 residential units at the junction of Hawke's Road and Bishopstown Road, Bishopstown, Cork.

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 the following:

- (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 current Cork City Development Plan 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, and
- (f) the submission of the planning authority,

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.