



An
Bord
Pleanála

Board Order ABP-308041-20

Planning and Development Acts, 2000 to 2020

Planning Authority: Wicklow County Council

Application by Mags Crean of 12 Burnaby Lawns, Greystones, County Wicklow 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~~ Wicklow County Council should be directed to prepare a Natura Impact Statement in respect of a proposed 41-unit housing development-number residential units in the townland of Charlesland to the south of Greystones Golf Club, Greystones, County Wicklow.

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 identified capacity in the Greystones Waste Water Treatment Plant to cater for the discharges associated with the development,
- (d) the submission made on behalf of the local authority, including the Appropriate Assessment Screening Report dated the 22nd day of August 2019, and
- (e) 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 Glen of the Downs Special Area of Conservation (Site Code: 000719), Bray Head Special Area of Conservation (Site Code: 000714), The Murrough Wetlands Special Area of Conservation (Site Code: 002249) and Murrough Special Protection Area (Site Code: 004186), in view of the conservation objectives for these sites and that a Stage 2 Appropriate Assessment and the [preparationsubmission](#) of a Natura Impact Statement for the proposed development is not, therefore, required.

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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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