

Board Order ABP-308042-20

## 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 consider and determine, in accordance with its powers under article 120(3)(a) of the Planning and Development Regulations, 2001, as amended, whether Wicklow County Council should be directed to prepare an Environmental Impact Assessment Report in respect of a proposed 41 unit housing development in the townland of Charlesland to the south of Greystones Golf Club, Greystones, County Wicklow.

## 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 as 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) (Urban Development – Infrastructure) 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 Wicklow County Development Plan 2016-2022 and the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019, and the results of the strategic environmental assessment of these Plans 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.

Dated this day of 2020