



An  
Bord  
Pleanála

## Board Order ABP-309310-21

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**Planning and Development Acts, 2000 to 2020**

**Planning Authority: Leitrim County Council**

**APPLICATION** by Rachel Geoghegan 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 Leitrim County Council should be directed to prepare an Environmental Impact Assessment Report in respect of the proposed development to construct ten fully serviced units at Lahard, Ballinamore, County Leitrim.

### **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.

### **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 the following:

- (a) the nature and scale of the proposed development, which is significantly under the threshold in respect of Classes 10(b)(i) (Infrastructure – Dwelling Units) and 10(b)(iv) (Urban Development) of Part 2 of the Fifth Schedule to the Planning and Development Regulations 2001, as amended,
- (b) the location of the site on lands that are zoned for residential use under the provisions of the Leitrim County Development Plan 2015-2021 and the results of the strategic environmental assessment of this Plan undertaken in accordance with the Strategic Environmental Assessment Directive (2001/42/EC),
- (c) the location of the site in an established residential area served by public infrastructure, including a stated available capacity in the wastewater treatment plant and the existing pattern of development in the vicinity,
- (d) the location of the site outside of any sensitive location specified in article 109(4)(a) of the Planning and Development Regulations 2001, as amended, and the absence of any relevant connectivity to any sensitive location,
- (e) the guidance set out in the “Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development”, issued by the Department of the Environment, Heritage and Local Government (2003), and “Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment”, published by the Department of Housing, Planning and Local Government in 2018,
- (f) the criteria set out in Schedule 7 and 7A of the Planning and Development Regulations 2001, as amended, and
- (g) the report and recommendation of the reporting 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 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                                        2021**