

An  
Bord  
Pleanála

**Board Order**  
**ABP-309557-21**

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

**Planning Authority: Limerick City and County Council**

**APPLICATION** by Michael and Fiona Doyle 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 Limerick City and County Council should be directed to prepare an Environmental Impact Assessment Report in respect of proposed development of the construction of a mixed development, including 253 residential units, in the townland of Dromdarrig, Mungret, County Limerick.

#### **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.

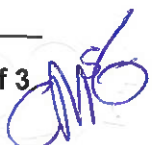
#### **Matters Considered**

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.

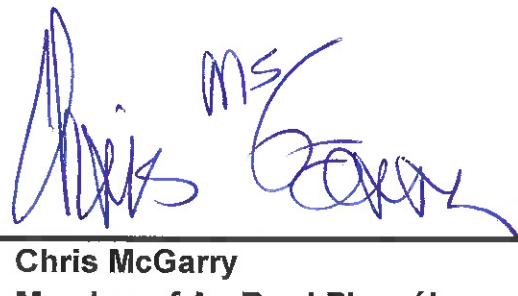
## REASONS AND CONSIDERATIONS

Having regard to the following:

- (a) the 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 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 Limerick County Development Plan 2010-2016 (as extended) and the Southern Environs Local Area Plan 2011-2017 (as extended) and the results of the Strategic Environmental Assessment of these plans undertaken in accordance with the SEA Directive (2001/42/EC),
- (d) the nature and scale of the proposed development,
- (e) the location of the site directly adjacent to a built-up area served by public infrastructure and the existing pattern of development in the vicinity,
- (f) the submission of the local authority, and
- (g) the report and recommendation of the Inspector,

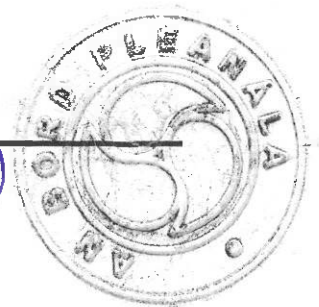


it is considered that the proposed development would not be likely to have significant effects on the environment and, accordingly, that the preparation and submission of an Environmental Impact Assessment Report is not, therefore, required.



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**Chris McGarry**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**



Dated this 17<sup>th</sup> day of June 2021