

An
Bord
Pleanála

**Board Order
ABP-313519-22**

Planning and Development Acts, 2000 to 2021

Planning Authority: Clare County Council

APPLICATION by Clare County Council requesting An Bord Pleanála to consider and determine, in accordance with its powers under article 120(3)(cc) of the Planning and Development Regulations, 2001, as amended, whether the Clare County Council should be directed to prepare an Environmental Impact Assessment Report in respect of a 26-unit residential housing development at Drumcliff, Ennis, County Clare.

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.

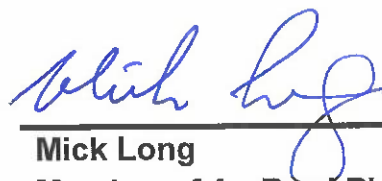
REASONS AND CONSIDERATIONS

Having regard to the following:

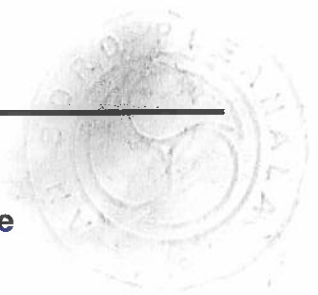
- (a) The nature and scale of the proposed development, which is significantly below the threshold in respect of Classes 10(b)(i) (infrastructure – dwelling units) and 10(b)(iv) (urban development) of Part 2 of the Fifth Schedule of the Planning and Development Regulations 2001, as amended,

- (b) the location of the site on lands that are zoned for residential use under the provisions of the Clare County Development Plan 2017-2023,
- (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 referenced in the Inspector's report,
- (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, therefore, required.



Mick Long
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this *27* day of *June*, 2023