

An
Bord
Pleanála

Board Order ABP-314291-22

Planning and Development Acts, 2000 to 2021

Planning Authority: Cork City Council

Application by Denise Curran 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 Cork City Council should be directed to prepare an Environmental Impact Assessment Report in respect of a 45 number residential development in the townland of Lehenaghmore, County Cork, to the South of Cork City Centre.

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

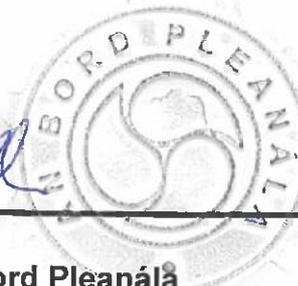
Having regard to the following:

- (a) The nature and scale of the proposed development, which is significantly 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 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 Cork City Development Plan 2022-2028 and the results of the strategic environmental assessment of this plan undertaken in accordance with the Strategic Environmental Assessment (SEA) 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 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,
- (g) the submissions made by the applicant requesting a determination and by the local authority, and
- (h) 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.

Peter Mullan



Peter Mullan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this *2nd* day of *June*, 2023