



An
Bord
Pleanála

Board Order ABP-315539-23

Planning and Development Acts, 2000 to 2021

Planning Authority: Fingal County Council

APPLICATION by Garristown Biodiversity Group of The Forge, Baldwinstown, Garristown, County Dublin and Norman Verso of Chapel Lane, Garristown, County Dublin 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 Fingal County Council should be directed to prepare an Environmental Impact Assessment Report in respect of a proposed development consisting of 6 number single storey, detached and semi-detached dwellings composed of 3 number 2 beds and 3 number 1 beds, and associated site and landscaping works at Garristown, County Dublin.

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 set out in Schedule 7 and 7A 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) of Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended,
- (c) the location of the site on lands that are zoned as 'RV: Rural Village' under the provisions of the Fingal County Development Plan, 2023-2029 and the results of the strategic environmental assessment of this Plan undertaken in accordance with the Strategic Environmental Assessment (SEA) Directive (2001/42/EC),
- (d) the limited scale of the proposed development on an infill site served by public infrastructure,
- (e) the pattern of development in the vicinity,
- (f) the submissions made by the applicants requesting a determination and by 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.

Peter Mull



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

Dated this *20th* day of *June*, 2023