



An
Bord
Pleanála

Board Order ABP-317130-22

Planning and Development Acts, 2000 to 2022

Planning Authority: Fingal County Council

Application by Malahide Old Village Residents Association, care of Majella Dunne, 4 New Street, Malahide, County Dublin and others, 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 public realm improvements for a pedestrianised New Street, Malahide, 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 the information provided in Schedule 7A of the Planning and Development Regulations 2001, as amended,
- (b) the limited nature and scale of the proposed development which is under the threshold in respect of Class 10b(iv) (Infrastructure – Urban Development) of the Planning and Development Regulations 2001, as amended,
- (c) the location of the site on lands in a Town and District Centre location as described in 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 Directive (2001/42/EC),
- (d) the location of the site in a built-up area served by public infrastructure and the existing pattern of development in the vicinity,
- (e) the limited potential for significant impacts arising from the proposed development,
- (f) the submission made by the local authority,
- (g) the submissions made by the applicants requesting a determination, and
- (h) 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.



Eamonn James Kelly

Eamonn James Kelly
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 17th day of November, 2023