



An
Bord
Pleanála

Board Order ABP-320563-24

Planning and Development Acts, 2000 to 2022

Planning Authority: Cork City Council

APPLICATION by Michael Dineen of 6, The Avenue, Westgrove, Donnybrook, Douglas, Cork City, and others, 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 Cork City Council should be directed to prepare an Environmental Impact Assessment Report in respect of the proposed construction of 54 number dwelling units, comprising 22 number one-bedroom units, 27 number two-bedroom units and 5 number three-bedroom units at Scairt Cross, Douglas, Cork.

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:

- (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 nature and scale of the proposed development which is significantly under the threshold in respect of Class 10(b)(i) (Infrastructure – Dwellings Units) and Class 10(b)(iv) (Infrastructure - Urban Development) 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 'Z01 –Sustainable Residential Neighbourhoods' 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 Directive (2001/42/EC),
- (d) the limited scale of the proposed development on an infill site served by public transport and public infrastructure,
- (e) the pattern of residential development in the vicinity,
- (f) the submissions made by the applicants requesting a determination,
- (g) the submission made by the local authority, 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.

Eamon James Kelly

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



Dated this *22nd* day of *January*, 2025