

An
Coimisiún
Pleanála

Commission Order ACP-322913-25

Planning and Development Act, 2000, as amended

Planning Authority: Cork County Council

Application by Jean Gardiner, 3 Porters Lane, Youghal, County Cork requesting An Coimisiún 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 local authority should be directed to prepare an Environmental Impact Assessment Report in respect of the proposed housing scheme at Porters Lane, Youghal, County 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 the following:

- (a) the provisions of Section 179 of the Planning and Development Act, 2000, as amended and Article 120(3)(b) of the Planning and Development Regulations, 2001, as amended,
- (b) Annex III of the European Union Environmental Impact Assessment Directive (2014/52/EU),
- (c) the nature and scale of the proposed development of six number one-bedroom apartments. which is significantly under the threshold in respect of Class 10 (b)(i) (Infrastructure – 500 Dwelling Units) and Class 10 (b)(iv) (Infrastructure – 10 hectares of Urban Development) of Part 2 of Schedule 5 of the Planning and Development Regulations, 2001, as amended,
- (d) the limited scale and extent of the proposed works of demolition required to facilitate the proposed project,
- (e) the location of the site on lands that are zoned ‘Existing Residential’ in the Cork County 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), and the Strategic Flood Risk Assessment undertaken in accordance with the European Union Floods Directive (2007/60/EC),
- (f) 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 location of the site outside of any sensitive location,
- (g) the submissions made as part of the request for a determination including the further information received by the Commission, from Cork County Council on the 29th day of September 2025,
- (h) the submission made by the local authority,

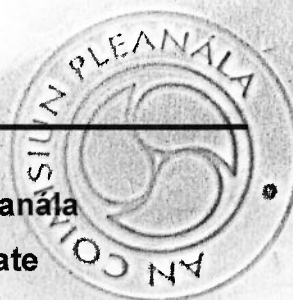
- (i) the criteria set out in Schedule 7 and 7A of the Planning and Development Regulations 2001, as amended, and,
- (j) the report and recommendation of the Inspector,

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 therefore, not required.



Liam McGree

**Member of An Coimisiún Pleanála
duly authorised to authenticate
the seal of the Commission**



Dated this 27th day of January 2026