



An
Coimisiún
Pleanála

Commission Order ABP-323516-25

Planning and Development Act, 2000, as amended

Planning Authority: Cork County Council

Application by Kinsale Forest Club c/o Olivia Fitzgerald, 42 The Court, Compass Quay, Kinsale, 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 development of a new 169-unit housing development, creche and associated site development works at Cappagh, Kinsale, 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 which is significantly under the threshold in respect of Class 10 (b)(i) (Infrastructure – Dwelling Units) and (Class 10 (b)(iv) (Infrastructure – Urban Development) of Part 2 of Schedule 5 of the Planning and Development Regulations, 2001, as amended,
- (d) the location of the site on lands that are zoned 'Existing Residential/Mixed Residential and Other Uses' 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),
- (e) the scale of the proposed development,
- (f) the pattern of residential development in the vicinity,
- (g) the submission made as part of the request for a determination,
- (h) the submission made by the local authority, and
- (i) the report and recommendation of the Planning 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.



Mary Gurrie

Mary Gurrie

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

Dated this 08 day of December 2025