# An Bord Pleanála



## Planning and Development Acts, 2000 to 2016

### **South Dublin County Council**

An Bord Pleanála Reference Number: 06S.JD0027

**APPLICATION** by South Dublin County Council care of Cunnane Stratton Reynolds of 3 Molesworth Place, Dublin 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 the local authority should be directed to prepare an environmental impact statement in respect of the proposed Dublin Mountains Visitor Centre at the Hellfire and Massy's Wood Forest Properties, County Dublin.

#### **DECISION**

DIRECT the local authority to prepare an environmental impact statement in respect of the said proposed development based on the reasons and considerations set out below.

#### **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

#### REASONS AND CONSIDERATIONS

Having regard to the scale and nature of the proposed development, to its location in a sensitive but highly frequented landscape south of the Dublin built up area, to the prevalence of artefacts of cultural, historical and archaeological heritage throughout the general area and to the ecology of the area the Board considered a full and proper consideration of all the possible significant effects on the environment of the proposed amenity development and the potential for mitigation of these required that an environmental impact assessment process be undertaken. Therefore, it is considered that the preparation of an environmental impact statement is required.

In deciding not to accept the Inspector's recommendation not to direct that an environmental impact statement be undertaken the Board noted the Inspector's view that the historical and archaeological features of the lands had proved to be resilient to date notwithstanding the numbers of visitors to the area. However, the Board considered that the proposed development is such that further significant additional numbers of visitors will be encouraged to use the facilities provided and it is deemed appropriate that the effect of these, and other, impacts be properly assessed.

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

Dated this day of 2017