



An
Bord
Pleanála

Inspector's Report

ABP-317342-23

Development	Construction of a house
Location	Glanturkin, Guileen, Whitegate, Co.Cork
Planning Authority	Cork County Council
Planning Authority Reg. Ref.	234087
Applicant(s)	Aisling McGinley
Type of Application	Permission
Planning Authority Decision	Grant permission
Type of Appeal	Third Party
Appellant(s)	Declan Browne
Observer(s)	None
Date of Site Inspection	22 December 2023
Inspector	Claire McVeigh

1.0 Site Location and Description

- 1.1. The 0.28ha site is located within the townland of Glanturkin, at the edge of the coastal village of Guileen (Gyleen) in east County Cork, approximately 40km from Cork City. The subject site comprises a smaller section of a larger agricultural field within it sits. There is a laneway to the existing agricultural field access to the north of the subject site. This laneway leads to the farmyard complex of buildings, sheds and the farmhouse dwelling set back significantly from the local road.
- 1.2. The subject site is located adjacent to the environs of Guileen/Gyleen as delineated by the road signage. The subject site is bounded by a large earthen bank/hedgerow along its road edge and by an attractive row of mature trees to its southern boundary which form a visual screen to the dwelling units of Guileen. The subject field is approximately 2 metres higher than the road level and the field slope continues to rise from 23.0 at the bank to 31.0 at its proposed eastern boundary.

2.0 Proposed Development

- 2.1. The proposed development comprises the construction of a detached single storey three bedroomed dwelling (with FFL of 27.2m and proposed ridge height of 33.5m) detached garage, new entrance with existing ditch to be altered and new entrance /front boundary wall to be constructed of natural stone and gravel driveway. The proposed new access to the site is located off the eastern side of the local road.
- 2.2. A proposed wastewater treatment and percolation area to be installed on site and surface water is proposed to be disposed via soakpit on site, located in the northwestern section of the site and a proposed smaller soak pit close to the proposed new vehicular entrance, which is centrally positioned within the proposed subject site, in addition to an eco-drain. A new connection is proposed to the public mains water supply.
- 2.3. A supplementary planning application form in relation to connection to the area was also submitted with the application on the 25th January 2023. On the 9th February 2023 unsolicited further information was received including p.14 of the application form signed at section 3.7, floor plans, front & rear elevations and side elevations.

For clarity the drawings submitted on the 9th February 2023 are identical to those submitted on 25th January 2023.

2.4. Further information was submitted on the 26th April 2023 which included:

- Documentary evidence to demonstrate connection to the area.
- Landscaping proposals – Landscape plan 2023-04-01, Planting plan 2023-04-02 and North/east boundary treatment 2023-04-03.

3.0 Planning Authority Decision

3.1. Decision

The decision of the planning authority was to grant planning permission subject to 15 no. conditions. The conditions are of a standard type. The following are of note:

- Cond. 1 The development to be carried out in accordance with the plans and particulars lodged on 25/01/2023 and the landscaping proposals received by further information on the 26/04/2023.
- Cond. 2 Occupancy condition.
- Cond. 4 Entrance shall be recessed a minimum of 4.5m from the front boundary fence and side walls shall be splayed at an angle of 45dgs and walls and piers shall not exceed a height of 1m over the level of the adjoining road.
- Cond. 15 The site shall be landscaped and planted in accordance with the scheme submitted on 26/04/2023 commencing the first planting season following commencement of development.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The planning report dated the 20th March 2023 refers to

- Pre-planning meeting was held to discuss the proposal.
- Policy context of the County Development Plan.

- Submissions received.
- An assessment of the issues including the applicant's need for a house in this area designated as 'rural area under urban influence', the design/layout – general site suitability, residential amenity, access, servicing and flood concerns.
- Further information was recommended with respect to documentation evidence to confirm a minimum of 7 years connection to the subject site area and full extent of family land holding in the area. In addition, a landscaping plan for the site paying particular attention to the northern boundary to soften the visual impacts on approach from the north.

The planning report dated the 19th May 2023 addresses the further information submitted and indicates that they are satisfied that the applicant has shown compatibility with RP 5-4 of the county development plan and the landscaping proposals are submitted. Grant of permission was recommended subject to 15 no. conditions.

3.2.2. Other Technical Reports

Area Engineer Report dated 9th February 2023 note no objection to the proposed development. It is highlighted that Cork County Council have plans to complete drainage improvement works along the road boundary of the site.

3.3. Prescribed Bodies

Uisce Éireann report dated the 11th March 2023 notes no objection subject to condition with respect to connection agreement.

3.4. Third Party Observations

A third party submission was received referring to a number of issues including visual impact, safety grounds with respect to the proposed entrance at the commencement of the 50km/hr speed limit and blind bend on the road, safety concerns on the road condition and tendency for flooding, increase of surface water run-off will increase flooding impacts and another dwelling on a private waste water

treatment system in the village of approximately 30 dwellings serviced by septic tanks is of major concern from an environmental perspective.

4.0 Planning History

There is no relevant planning history pertaining to the site.

5.0 Policy Context

5.1. Development Plan

The applicable development plan for the appeal site is the Cork County Development Plan 2022-2028 (development plan). The relevant development plan policy, objectives and requirements include the following:

RP 5-2: Rural Generated Housing

Sustain and renew established rural communities, by facilitating those with a rural generated housing need to live within their rural community.

Encourage the provision of a mix of house types in town and villages to provide an alternative to individual rural housing in the countryside.

The subject site is in a designated Rural Area Under Strong Urban Influence policy **RP 5-4** applies:

The rural areas of the Greater Cork Area (outside Metropolitan Cork) and the Town Greenbelt areas are under significant urban pressure for rural housing. Therefore, applicants must satisfy the Planning Authority that their proposal constitutes a genuine rural generated housing need based on their social and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:

- a) Farmers, their sons and daughters who wish to build a first home for their permanent occupation on the family farm.
- b) Persons taking over the ownership and running of a farm on a full-time basis (or part – time basis where it can be demonstrated that it is the predominant occupation), who wish to build a first home on the farm for

their permanent occupation, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.

- c) Other persons working full-time in farming (or part – time basis where it can be demonstrated that it is the predominant occupation), forestry, inland waterway or marine related occupations, for a period of over seven years, in the local rural area where they work and in which they propose to build a first home for their permanent occupation.
- d) Persons who have spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a first home for their permanent occupation.
- e) Returning emigrants who spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a first home for their permanent occupation, who now wish to return to reside near other immediate family members (mother, father, brother, sister, son, daughter or guardian), to care for elderly immediate family members, to work locally, or to retire. It is not necessary for the applicant to show that they have already returned to Cork, provided they can show that they genuinely intend taking up permanent residence.

Section 5.6 Environmental and Site Suitability Requirements provides guidance on the general planning and sustainable development criteria. All planning applications regardless of the personal circumstances of the applicant must be tested against a range of site-specific criteria as set out in section 5.6.3.

Section 5.6.5 advises that those intending to build houses in rural areas should consult Cork County Council's Rural Housing Design Guide.

RP 5-22: Design and Landscaping of new dwelling Houses and Replacement Dwellings in Rural Areas

- a. Encourage new dwelling house design that respects the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape.

- b. Promote sustainable approaches to dwelling design by encouraging proposals to be energy efficient in their design, layout and siting, finishes, heating, cooling, and energy systems having regards to the need to reduce reliance on fossil fuels and reduce carbon emissions.
- c. Foster an innovative approach to design that acknowledges the diversity of suitable design solutions in most cases, safeguards the potential for exceptional innovative design in appropriate locations and promotes the added economic, amenity and environmental value of good design.
- d. Require the appropriate landscaping and screen planting of proposed developments by retention of existing on-site trees hedgerows, historic boundaries, and natural features using predominately indigenous/local trees and plant species and groupings.

RP 5-23: Servicing Single Houses (and ancillary development) in Rural Areas

note the use of permeable paving is encouraged to reduce surface water run-off.

The following objectives are of relevance:

GI 14-9: Landscape

- a) Protect the visual and scenic amenities of County Cork's built and natural environment.
- b) Landscape issues will be an important factor in all land-use proposals, ensuring that a pro-active view of development is undertaken while protecting the environment and heritage generally in line with the principle of sustainability.
- c) Ensure that new development meets high standards of siting and design.
- d) Protect skylines and ridgelines from development.
- e) Discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments.

GI 14-22 General Views and Prospects

Preserve the character of all important views and prospects, particularly sea views, river or lake views, views of unspoilt mountains, upland or coastal landscapes, views

of historical or cultural significance (including buildings and townscapes) and views of natural beauty as recognised in the Draft Landscape Strategy.

BE 15-6: Biodiversity and New Development under 15-6 (b) encouraging the retention and integration of existing trees, hedgerows and other features of high natural value within new developments and under 15-6 (c) requiring the incorporation of primarily native tree and other plant species, particularly pollinator friendly species in the landscaping of new developments.

Included within this objective is reference to the advice note 'Biodiversity and the Planning Process – Guidance for development on the management of biodiversity issues during the planning process'.

The subject site is located within the 'Broad Bay Coast' landscape type as identified in the Landscape Character Assessment of County Cork (Appendix F) as being of county level importance with a very high landscape value and landscape sensitivity.

5.2. National Planning Framework

National Policy Objective 15 Support the sustainable development of rural areas by encouraging growth and arresting decline in areas that have experienced low population growth or decline in recent decades and by managing the growth of areas that are under strong urban influence to avoid over-development, while sustaining vibrant rural communities.

National Policy Objective 19 makes a distinction between areas under urban influence and elsewhere. It seeks to ensure that the provision of single housing in rural areas under urban influence on the basis of demonstrable economic and social housing need to live at the location, and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

5.3. Sustainable Rural Housing Guidelines for Planning Authorities (2005)

These guidelines outline a key objective for the local planning system to deliver sustainable rural settlements. The guidelines differentiate between Urban Generated Housing and Rural Generated Housing. This distinction acknowledges the fact that demands for housing in rural areas arise in different circumstances and also differentiates between the development needed on rural areas to sustain rural

communities and development tending to take place in the environs of villages, towns and cities which would be more appropriately located in these places.

For applications in areas under significant urban influence section 4.1 of the guidelines sets out how applicants should outline how their proposal is consistent with the rural settlement approach in the development plan and should supply supporting information where appropriate.

5.4. Natural Heritage Designations

The subject site is approximately 4km southeast from the Proposed Natural Heritage Area: Whitegate Bay 001084 and Special Protection Areas: Cork Harbour SPA 004030. Special Protection Area: Ballycotton Bay SPA 004022, Proposed Natural Heritage Area: Ballycotton, Ballynamona and Shanagarry and Proposed Natural Heritage Area: Ballycotton Islands are approximately 12km north east of the subject site.

5.5. EIA Screening

See completed Form 2 on file. Having regard to the nature, size and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations I have concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

6.0 The Appeal

6.1. Grounds of Appeal

A third-party appeal has been received from the residents of a property southwest of the site. The grounds of appeal can be summarised as follows:

- Concerns regarding the height of the proposed dwelling and its visual impact upon the scenic landscape particularly as this house will be the first house visible upon entering the picturesque village of Guileen.

- New entrance proposed is on a narrow blind bend just prior to the 50km/hr speed limit. Concerns about access on health and safety grounds.
- Flooding issue on the road at the location of the proposed entrance and the road quality (potholes and poor surface quality) due to heavy rainfall damage. There have been numerous requests by the community to Cork County Council to upgrade this section of road, which has been recognised and accepted by Cork County Council. Excavation of the site and the proposed wastewater treatment system will add further to flooding due to the incline of the site. Due to the steep incline and significant amount of rain experienced over the last number of years there is no guarantee that the conditions will prevent further flooding on the main road.
- All dwellings in the area and public house are served by septic tanks for waste disposal. Adding another dwelling in the absence of a public wastewater treatment system on a sloping site is a major environmental concern.

6.2. Applicant Response

- None received.

6.3. Planning Authority Response

- The planning authority is of the opinion that all the relevant issues have been covered in the technical reports already forwarded to the Bord as part of the appeal documentation and has no further comment to make in this matter.

6.4. Observations

- None

7.0 Assessment

- 7.1. The subject site unzoned land in the Cork County Development Plan 2022-2028 in a designated rural area under strong urban influence. The planner's report for the subject application indicates that they consider the applicant has shown compatibility with development plan objective RP 5-4: Rural Area under Strong Urban Influence

and Town Greenbelts (GB 1-1). I note the submitted Supplementary Planning Application Form, the letter from the local primary school confirming school attendance approximately 6km by road from Gyleen/Guileen and sworn affidavit outlining the extent of family landholding and family members residing in the area. I note no drawings have been submitted to indicate the exact locations or size of family landholdings. As such, I am unable to confirm if other landholdings are too small to accommodate a dwelling. Whilst I would concur that the applicant has been able to demonstrate social links to Guileen/Gyleen, I also note that the applicant is a homeowner since 2014, living within 12km by road of Guileen/Gyleen, and, as such, has not a demonstrable housing need.

7.2. The subject site sits within proximity to Guileen (Gyleen). Gyleen no longer forms part of the settlement network (Appendix I). The development plan states that the settlement network has been adjusted with the removal of the development from most village nuclei and a discontinuation of many 'other locations' so that growth is concentrated in the settlements that have the most potential to accommodate growth and allow for more flexibility around provision of housing in the wider rural area where development boundaries have been removed from former village nuclei (paragraph 2.15.9). Accordingly, the development plan has not identified Guileen/Gyleen as a place for residential growth rather it emphasises that proposals to extend business, social and cultural facilities will be considered on their merits to support these places as vibrant communities. Furthermore, the development plan notes that should significant investment in water services occur in these settlements over the lifetime of this plan there is scope to review and include these locations in the settlement network (paragraph 2.15.10).

7.3. Notwithstanding the above concerns with respect to demonstrable housing need and the water services capacity constraints, having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, and inspected the site, and having regard to the relevant local, regional, national policies and guidance I consider that the main issues in this appeal are as follows:

- Visual Impact (including impacts on trees and hedgerows)
- Traffic safety

- Flooding/Surface Water
- Site suitability for proposed wastewater treatment

7.4. Visual impact (including impacts on trees and hedgerows)

- 7.4.1. The site of the proposed development is located within 'Rural Area under Strong Rural Urban Influence and Town Greenbelts (GB 1-1)' and identified as of county level landscape importance (High Value Landscape: Broad Bay Coast) as set out in the current development plan (Appendix F Landscape Character Assessment) for the area, where emphasis is placed on the importance of designing with the landscape and of siting development to minimise visual intrusion (development plan objective GL 14-9) with additional guidance in the current 'Cork Rural Design Guide: Building a new house in the countryside', which guidance is considered to be reasonable.
- 7.4.2. The planner's report acknowledges that the proposed development could be considered to elongate the ribbon of development on approach to the settlement, however, in their view the dwelling to the north of the site forms the natural end point to the settlement. From my site inspection I would not concur with this view taken. The dwelling to the north of the subject site is a farmstead with associated farmbuildings set within a rural farm landholding and, as such, is naturally located and reads as being outside the settlement, flanked by two large agricultural fields. My opinion is reinforced by the village name road signage positioned south of the farm complex and its access laneway. To accept the planner's view for this scenario would appear to leave open the possibility for another additional dwelling be accommodated as an infill, between the proposed dwelling and the existing farm complex. I consider that the landscape very much informs the entrance point to the settlement with the local road curving just beyond the 50km/hr sign and the strong treeline screening the dwellings to the south of the subject site providing a sense of arrival into Guileen/Gyleen.
- 7.4.3. The planner highlighted at the pre-planning stage, as summarised in the planner's report, that visual impact required careful consideration and the preservation of the boundary hedgerow was indicated as important. The planner's report considered that the line of conifer trees along the southern boundary will provide an assimilative backdrop and that the land which rises to the rear of the subject site will also provide

a backdrop to accommodate the dwelling. Further information was sought for additional trees/planting along the northern boundary to assist with the integration of the proposed development into the landscape. I note that the proposed dwelling is relatively low in profile and overall height. It is however, located in an open and prominent location more exposed compared to the dwellings to the south and the open countryside to the west. The site is visible on approach towards the attractive coastal cluster from the north and on the site itself there are extensive views across the open countryside. The appellant has concerns with respect to the visual impact of the site, particularly given its prominence as the first dwelling that you would see on approach to the picturesque Guileen/Gyleen. I would concur with the appellant's concerns in respect to the unduly adverse visual impact that the proposed development would have on this elevated and prominent site notwithstanding the landscaping proposals submitted.

- 7.4.4. Furthermore, I am of the view that proposed development, by reason of the horizontal emphasis to the fenestration and highly glazed frontage facing the road, has not demonstrated sufficiently how the proposed development would meet with the guidance contained in the Cork Rural Design Guide: Building a new House in the Countryside which highlights the need to be careful with highly glazed elevations as these can present problems when viewed from the public road (page 32).
- 7.4.5. Therefore, having regard to the topography of the site, the elevated positioning of the proposed development, the resulting extensive driveway and the removal of a section of the substantial hedgerow and earthen bank boundary, it is considered that the proposed development would form a discordant and obtrusive feature on the designated 'High Value Landscape' at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. I would therefore consider that the development would not comply with the stated objective GI 14-9: Landscape of the county plan in relation the protection of the visual and scenic amenities.

7.5. Traffic safety

- 7.5.1. The appellant has raised concerns about the proposed new vehicular entrance close to a blind bend just prior to the 50km/hr speed limit. The local authority area engineer considers in their report dated 9th February 2023 that the proposed entrance with sightlines of 50m are achievable in both directions and is, therefore, acceptable. I note the appellants concerns given the bend in the road and noted same from my site inspection.
- 7.5.2. The submitted documentation does not clearly illustrate the full extent of the removal and alteration required to provide the new entrance and sightlines. I am of the opinion that significant clearance of the bank and hedgerow will be necessary given the configuration of the public road and the level difference of approximately three metres from the public road to the proposed new vehicular entrance gateway. I am of the view that the provision of safe and adequate access is likely to necessitate the removal of a substantial portion of the bank, hedgerow and the loss of trees that contribute significantly to the visual and scenic amenity of this designated high value landscape contrary to GI 14-9, as already noted section 7.4.

7.6. Flooding/Surface water

- 7.6.1. Surface water flooding issues have been identified by the appellant on the public road fronting the subject site, I note the photographic image submitted to illustrate same with the appeal. The area engineer's report identifies that there are plans for Cork County Council to complete drainage improvement works along the road of this site. I note that no timeframe for such works has been provided. The area engineer's report considers that the proposal to dispose surface water runoff on site is satisfactory. I note that a gravel path, driveway and permeable patio slabs are also proposed which will assist in reducing the surface water run off from the proposed development. On balance, I am of the opinion that the details submitted with respect to the disposal of surface water on the site are acceptable.

7.7. Site suitability for proposed wastewater treatment

- 7.8. The proposed development would be serviced by a private wastewater treatment system and proposed percolation area (DWWTS), namely 'Ireland Waste Waters Euro Bio and Circle 7 prefabricated tertiary treatment unit'. The Site Characterisation form (SCF) sets out that the land is currently being used agricultural pasture and that

vegetation indicators note some ragwort /ferns are on site but that rushes, yellow flag irises, alders and willows are not evident. It is stated that the neighbouring houses are served by mains water. On site inspection I noted that a stream runs parallel to the western boundary within approximately 30 metres from the site boundary. The SCF has not identified this feature.

- 7.9. The SCF identifying potential site restrictions including the site area available (0.28ha), the sloping site, the percolation results, set back distances and keeping parallel to the site contours notes that a secondary wastewater treatment system with prefabricated tertiary filter is advised to minimise receptors at risk.
- 7.10. The SCF states that ground water flow is assumed to be northeast to southwest, and the water table is at 2.5m below ground level. Silty sandy clay subsoils exist and bedrock not encountered. A subsurface percolation value of 21.33 was found. The supporting documentation submitted details that the Circle 7 tertiary treatment unit is a solution for small sites due to the requirement for a smaller infiltration area.
- 7.11. I note that the appellants raise concerns regarding the reliance of all existing dwellings and the public house in the settlement of Guileen/Gyleen on septic tanks their concern about potential for environmental pollution risk arising. Such concerns are noteworthy given the SCF identified high vulnerability of groundwater and the density of dwellings currently relying on domestic wastewater treatment systems.
- 7.12. As already noted in section 7.2 the development plan has not identified Guileen/Gyleen as a place for residential growth and that should significant investment in water services occur in these such settlements over the lifetime of this plan there is scope to review and include these locations in the settlement network (paragraph 2.15.10). I submit to the Board that there must be serious public health concerns about discharging final effluent to ground in such a location. I consider that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive density of development served by private effluent treatment systems in the area and would, therefore, be prejudicial to public health.

8.0 AA Screening

- 8.1. The planning authority screened out appropriate assessment. The closest European site is the Special Protection Area: Cork Harbour SPA (Site Code: 004030). The Special Protection Area: Ballycotton Bay SPA 004022 is approximately 12km northeast of the subject site.
- 8.2. Given the small scale of the development and the absence of any indication of a hydrological link or other pathway to the European sites, it is considered that no appropriate assessment issues arise as the development would not be likely to have a significant effect individually or in combination with other plans or projects on any European sites and Appropriate Assessment is not therefore required.

9.0 Recommendation

It is recommended that planning permission be refused for the reasons and considerations set out below:

10.0 Reasons and Considerations

1. The site of the proposed development is located within 'Rural Area under Strong Rural Urban Influence and Town Greenbelts (GB 1-1)' and identified as of county level landscape importance (High Value Landscape: Broad Bay Coast) as set out in the current development plan (Appendix F Landscape Character Assessment), where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion which is reinforced in the current Cork Rural Design Guide: Building a new house in the countryside', and which guidance is considered to be reasonable. Having regard to the topography of the site, the elevated positioning of the proposed development, together with the removal of a section of the substantial hedgerow and earthen bank boundary, it is considered that the proposed development would form a discordant and obtrusive feature on the designated 'High Value Landscape' at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive density of development served by private effluent treatment systems in the area and would, therefore, be prejudicial to public health.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Claire McVeigh
Planning Inspector

29 April 2024

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	317342-23			
Proposed Development Summary	Construction of a detached single storey dwelling, detached garage, new entrance, wastewater treatment system and all ancillary site works.			
Development Address	Glanturkin, Guileen, Whitegate, Co. Cork.			
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	√	
		No		
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?				
Yes				
No	√		Proceed to Q.3	
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?				
		Threshold	Comment (if relevant)	Conclusion
No		N/A		
Yes	√	Class/Threshold Class/Threshold Part 2 Class 10 (b) Construction of more than 500 dwelling units.		Proceed to Q.4

4. Has Schedule 7A information been submitted?

No	√	Preliminary Examination required
Yes		Screening Determination required

Inspector: _____

Date: _____

Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	317342-23	
Proposed Development Summary	Construction of a detached single-storey dwelling, detached garage, new entrance, wastewater treatment system and all ancillary site works.	
Development Address	Glanturkin, Guileen, Whitegate, Co. Cork.	
<p>The Board carries out a preliminary examination [Ref. Art. 109(2)(a), Planning and Development Regulations 2001 (as amended)] of, at least, the nature, size or location of the proposed development having regard to the criteria set out in Schedule 7 of the Regulations.</p>		
	Examination	Yes/No/ Uncertain
<p>Nature of the Development</p> <p>Is the nature of the proposed development exceptional in the context of the existing environment?</p> <p>Will the development result in the production of any significant waste, emissions or pollutants?</p>	<p>The proposed development is for the construction of a one-off rural dwelling house with wastewater treatment system.</p> <p>No significant waste, emissions or pollutants are likely.</p>	No
<p>Size of the Development</p> <p>Is the size of the proposed development exceptional in the context of the existing environment?</p> <p>Are there significant cumulative considerations having regard to other existing and/or permitted projects?</p>	<p>The size of the proposed development is notably below the mandatory thresholds in respect of a Class 10 Infrastructure Projects of the Planning and Development Regulations 2001 as amended.</p> <p>There is no real likelihood of significant cumulative considerations having regard to other existing and/or permitted projects in the adjoining area.</p>	No
Location of the Development	The application site is not located in or immediately adjacent to a European site. The closest European	No

<p>Is the proposed development located on, in, adjoining or does it have the potential to significantly impact on an ecologically sensitive site or location?</p> <p>Does the proposed development have the potential to significantly affect other significant environmental sensitivities in the area?</p>	<p>site is approximately 4km southeast from the Proposed Natural Heritage Area: Whitegate Bay 001084 and Special Protection Areas: Cork Harbour SPA 004030. Special Protection Area: Ballycotton Bay SPA 004022, Proposed Natural Heritage Area: Ballycotton, Ballynamona and Shanagarry and Proposed Natural Heritage Area: Ballycotton Islands are approximately 12km north east of the subject site.</p> <p>There are no ecological sensitive locations in the vicinity of the site.</p> <p>It is considered that, having regard to the limited nature and scale of the development, there is no real likelihood of significant effect on other significant environmental sensitivities in the area.</p>	
Conclusion		
<p>There is no real likelihood of significant effects on the environment.</p> <p>EIA not required.</p>		

Inspector: _____

Date: _____

DP/ADP: _____

Date: _____

(only where Schedule 7A information or EIAR required)