



An
Bord
Pleanála

Inspector's Report

ABP-317598-23

Development	Construction of 4 houses
Location	Woodpoint, Courtmacsherry, Co. Cork
Planning Authority	Cork County Council
Planning Authority Reg. Ref.	22/6399
Applicant(s)	Mark John Gannon
Type of Application	Planning Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Diarmuid Brickley
Observer(s)	None
Date of Site Inspection	11 th December 2023
Inspector	Gary Farrelly

1.0 Site Location and Description

- 1.1. The subject site measures 0.368 hectares and is located within the townland of Woodpoint and within the village boundary of Courtmacsherry. The site is bounded to the north by a 9 unit housing development currently under construction, to the south and east by the public road and 2 no. dwellings, and to the west by agricultural lands.

2.0 Proposed Development

- 2.1. Planning permission is being sought for the construction of 4 no. four-bedroom residential units. Each dwelling will be detached to a ridge height of 7.2 metres. The internal floor area of each dwelling will measure 229sqm. First floor balconies are proposed on the front elevation of each dwelling. External finishes will comprise of painted smooth render to the walls and black slate to the roof. Boundary treatment will comprise of a block wall along the western boundary of the site, a concrete post and timber fence between the units and a timber fence with hedging along the rear of the units.
- 2.2. Access to the development is proposed to be via the estate road serving the wider estate. It is proposed to connect to a public wastewater and storm water network, via a geo-cellular attenuation tank.

3.0 Planning Authority Decision

3.1. Decision

Cork County Council (The Planning Authority) decided to grant permission by Order dated 21st June 2023, subject to 36 Conditions. Mainly standard conditions including the compliance with the terms and conditions of application ref. 17/592, landscaping conditions, a security bond for completion of the estate, Irish Water connection agreement, wayleave agreement, management of invasive species, financial contribution condition and special financial contribution in respect of improvements to surface water drainage.

3.2. Planning Authority Reports

Planning Reports

- There are a total of 3 no. Area Planner's reports which assess the development in terms of the principle, layout, residential amenity, density, housing mix, public open space, landscaping and boundary treatment, surface water drainage, connectivity, public lighting and archaeology. Net density of 16 uph is considered acceptable. A Habitats Directive Screening Assessment report, biodiversity led landscaping plan, stormwater attenuation and engagement with Irish Water were requested via further information. Invasive Species were confirmed onsite. Information submitted considered acceptable and permission granted subject to 36 conditions.

Other Technical Reports

- Area Engineer Report (09/12/22, 10/03/23 & 20/06/23) – No objection subject to conditions (including special contribution condition).
- Ecology Officer (06/12/22, 06/03/23 & 20/06/23) – No objection subject to conditions.
- Estates Section (23/11/22 & 02/03/23) – No objection subject to conditions.
- Public Lighting (17/11/22) – No objection subject to conditions.
- Housing Officer (17/11/22) – No objection subject to Part V condition.
- Archaeologist (14/12/22 & 12/06/23) – No objection.

3.3. Prescribed Bodies

- Inland Fisheries Ireland – Comments provided on wastewater treatment capacity.
- Uisce Éireann – Comments provided and further information sought. No objection after further information response.

3.4. **Third Party Observations**

A total of 2 no. third party submissions were received on the application. A number of issues were raised including concerns in relation to overlooking, drainage flooding, density and malodour issues regarding the wastewater treatment plant. It was also requested to relocate the pedestrian access to the estate.

4.0 **Relevant Planning History**

PA Ref 17/592

Mark John Gannon granted permission for 9 no. dwellings. Extension of duration granted (PA Ref. 22/6115) with expiry date for permission now 4th June 2028.

5.0 **Policy Context**

5.1. **Development Plan**

Cork County Development Plan 2022-2028

The subject site is located within the development boundary of Courtmacsherry. Courtmacherry is outlined as a key village within the CDP. The strategic aims for Courtmacsherry are to encourage the consolidation of the village within its coastal setting, preserve the unique architectural character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services. One of the key considerations for the future development of the village is to make provision for permanent housing occupancy.

The Plan has identified a need for an additional 95 units to 2028. There are already 10 units committed under Commencement Notices, thereby, reducing the scale of growth to 50 additional units.

Water Management

In relation to wastewater treatment, there is a new Waste Water Treatment Plant operational which serves both Timoleague and Courtmacsherry. The plant has headroom to serve additional development (592 pe).

Development Boundary Objectives for Courtmacsherry

DB-01 Within the development boundary encourage the development of up to 50 additional dwelling units for full time occupancy during the plan period.

- Site located within a High Value Landscape (HVL) area.

5.2. National Policy

- Project Ireland 2040 – National Planning Framework and National Development Plan 2021-2030
- Climate Action Plan 2023

5.3. Regional Policy

- Regional Spatial and Economic Strategy for the Southern Region

5.4. National Guidance

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)
- Best Practice Urban Design Manual (2009)
- Design Manual for Urban Roads and Streets (2019)
- Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes, Sustaining Communities (2007)

5.5. Natural Heritage Designations

The subject site is not located within any designated site. The subject site is located approximately 450 metres from the Courtmacsherry Bay Special Protection Area (SPA) (Site Code 004219) and the Courtmacsherry Estuary Special Area of Conservation (SAC) (Site Code 001230), both located to the north and east of the site (*distanced measured on National Parks and Wildlife Service GIS Map*). Courtmacsherry Estuary is also designated as a proposed Natural Heritage Area (pNHA).

5.6. Environmental Impact Assessment (EIA) Screening

Having regard to the nature, size and location of the proposed development, comprising the construction of 4 residential dwellings in a serviced urban area, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environment impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required. Refer to Appendix 1 regarding this preliminary examination.

6.0 The Appeal

6.1. Grounds of Appeal

A Third-Party Appeal was lodged to the Board on 18th July 2023 opposing the Planning Authority's (PA) decision. The grounds of appeal can be summarised as follows:

- Malodour issue with the wastewater treatment plant since it came into use in 2019, 3.6km of pipeline with no pump and serious septicity problems and is a risk to public health;
- EPA have an active enforcement file, EPA site inspection report provided;
- Not against the development but issues at the WWTP need to be resolved before further planning permissions are granted.

6.2. Applicant Response

The Applicant addresses the grounds of appeal and considers it vexatious and without substance or foundation and should be dismissed. It is stated that the Appellant's dispute is with Uisce Éireann and has nothing to do with the proposed development.

6.3. Planning Authority Response

The PA's Area Engineer states that the issue of odours from the treatment plant is something Uisce Éireann needs to consider and is outside the scope of this permission being granted. Nothing in the objection stating that the proposed development will add

to the current issue of odours and a number of connections already in place which are utilising the treatment plant.

6.4. **Observations**

None

7.0 **Assessment**

7.1. Having examined the application details and all other documentation on file, after an inspection of the site, and having regard to relevant local, regional and national policies and guidance, I consider that the main issues on this appeal are as follows:

- Wastewater Treatment
- Appropriate Assessment (AA) Screening

7.2. I note the design and layout of the proposed scheme, and the wider development currently under construction, and to its location within the development boundary of Courtmacsherry village, and consider the proposed development to be in compliance with the objectives set out in the Cork County Development Plan 2022-2028 (CDP). Whilst the site is located within an area designated as a High Value Landscape under the CDP, I am satisfied that the proposed development can be absorbed within this landscape and will not have an adverse impact on the visual and scenic amenity of the area, having regard to the existing natural screening along the boundaries of the site and to the proposed landscaping proposals submitted as part of the application. I consider that the development will not have any adverse impact on adjoining residential amenity and therefore I have no objection in principle to the proposed development.

Wastewater Treatment

7.3. It is clear from the Appellant's submission that there are ongoing issues with the operation of the wastewater treatment plant (WWTP) which I note was completed in 2019. I note the Environmental Protection Agency's (EPA) 2022 site inspection report submitted by the Appellant (as part of Appendix 1). The EPA considered that the odour issue must be addressed as an immediate and urgent priority by Uisce Éireann (UÉ). They found that a comprehensive review of the effectiveness of the current operation

and management of the wastewater treatment plant and Timoleague pumping station must be undertaken without delay, particularly in relation to the odours and ELV breaches. The EPA also provided a number of requirements to UÉ. A EPA 2023 site inspection report is outlined under Appendix 2 of the appeal documentation, however, there appears to have been only one page provided with no details of the site inspection.

- 7.4. Having regard to the correspondence between the EPA and UÉ it is clear that the odour issue relates to influent from Timoleague pumping station rather than capacity or a network issue at Courtmacsherry.
- 7.5. Notwithstanding this, I note that UÉ has no objection to the proposed development subject to a connection agreement prior to commencement of the development. I also note that confirmation of feasibility without an infrastructure upgrade was provided as part of the applicant's further information response.

Whilst I note and sympathise with the Appellant's frustrations, it is my view that this is an operation and maintenance issue that UÉ need to address and is outside the remit of this planning application. The WWTP has been designed to cater for an additional population equivalent of 592 and thus has the capacity to accommodate this development. Therefore, I am satisfied that the proposed development should not result in an adverse impact on public health or on the environment, subject to my assessment below.

Appropriate Assessment (AA) Screening

- 7.6. I note the Appropriate Assessment Screening prepared by the Applicant and the screening assessment conducted by the Ecology Officer of the PA.
- 7.7. I note that the subject site is not located within any European Site. The subject site is located approximately 450 metres from the Courtmacsherry Bay Special Protection Area (SPA) (Site Code 004219) and the Courtmacsherry Estuary Special Area of Conservation (SAC) (Site Code 001230) (*distance measured on National Parks and Wildlife Services GIS Map*). Having viewed the EPA's AA Mapping tool, I note that there are no direct hydrological connections from the site to any European Site.
- 7.8. The Qualifying Interests (QI) of SAC 001230 are; Estuaries [1130], Mudflats and sandflats not covered by seawater at low tide [1140], Annual vegetation of drift lines

[1210], Perennial vegetation of stony banks [1220], Salicornia and other annuals colonising mud and sand [1310], Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330], Mediterranean salt meadows (*Juncetalia maritimi*) [1410], Embryonic shifting dunes [2110], Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) [2120], and Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]. The Conservation Objectives for this SAC are to maintain or restore the favourable conservation condition of the QI habitats.

- 7.9. The Qualifying Interests (QI) of SPA 004219 are; Great Northern Diver (*Gavia immer*) [A003], Shelduck (*Tadorna tadorna*) [A048], Wigeon (*Anas penelope*) [A050], Red-breasted Merganser (*Mergus serrator*) [A069], Golden Plover (*Pluvialis apricaria*) [A140], Lapwing (*Vanellus vanellus*) [A142], Dunlin (*Calidris alpina*) [A149], Black-tailed Godwit (*Limosa limosa*) [A156], Bar-tailed Godwit (*Limosa lapponica*) [A157], Curlew (*Numenius arquata*) [A160], Black-headed Gull (*Chroicocephalus ridibundus*) [A179], Common Gull (*Larus canus*) [A182] and Wetland and Waterbirds [A999]. The Conservation Objectives of this SPA are to maintain the favourable conservation condition of the QI species and to maintain the favourable conservation condition of the wetland habitat as a resource for the regularly occurring migratory waterbirds that utilise it.
- 7.10. I note the findings of the submitted screening report regarding the absence of breeding and foraging habitat for the ex-situ QI and the report of the ecology officer confirming same, which I consider reasonable.
- 7.11. The proposed development will discharge wastewater to the public mains and surface water to a stormwater mains, via attenuation and silt pollution control measures. I note that there is capacity within the public wastewater treatment plant. Having regard to this, to the absence of any hydrological connection or other pathway to any European Site and to the distance in relation to any other potential pathway, I consider that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the Natura 2000 network, in view of the said sites' conservation objectives. An appropriate assessment is not, therefore, required.

8.0 Recommendation

I recommend that planning permission should be granted, subject to conditions, for the reasons and considerations as set out below.

9.0 Reasons and Considerations

Having regard to the location of the proposed development within the development boundary of Courtmacsherry, to the established pattern of existing and permitted development within the vicinity of the site and to the design and layout of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of public health, would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 15th day of February 2023 and 26th day of May 2023, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be agreed in writing with the planning authority prior to commencement of the development.</p>

	<p>Reason: In the interest of visual amenity.</p>
3.	<p>Proposals for an estate/street name, house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme. No advertisements/marketing signage relating to the name of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name.</p> <p>Reason: In the interest of urban legibility.</p>
4.	<p>(a) Prior to commencement of development, all invasive species shall be removed from the site by an invasive alien species specialist as per the recommendation of the submitted green infrastructure report.</p> <p>(b) The site shall be landscaped in accordance with the landscape plan and green infrastructure report submitted to the planning authority on 26th May 2023.</p> <p>(c) An updated landscaping plan indicating the retention of the existing southern, western and eastern boundaries of the site, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall be implemented in full under the supervision of a competent tree specialist.</p> <p>(d) Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In the interest of biodiversity and the visual and residential amenity of the area.</p>

5.	<p>Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any unit.</p> <p>Reason: In the interests of amenity and public safety.</p>
6.	<p>(a) The internal road network serving the proposed development, including turning bays, junctions, parking areas, footpaths and kerbs shall comply with the detailed standards of the planning authority for such road works, and shall comply, in all respects, with the standards set out in the Design Manual for Urban Roads and Streets (DMURS), issued by the Department of the Environment, Community and Local Government in March 2019, as amended.</p> <p>(b) Pedestrian and cyclist warning signage shall be erected on the L-81131-0, in accordance with the details submitted on the 15th February 2023.</p> <p>Reason: In the interest of amenity and for the safety of vulnerable road users.</p>
7.	<p>Prior to the commencement of development, a Resource Waste Management Plan (RWMP), as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021), shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.</p> <p>Reason: In the interest of proper planning and sustainable development.</p>

8.	<p>A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, waste shall be managed in accordance with the agreed plan.</p> <p>Reason: To provide for the appropriate management of waste in the interest of protecting the environment.</p>
9.	<p>Prior to the commencement of any works associated with the development hereby permitted, the developer shall submit a detailed Construction Environmental Management Plan (CEMP) for the written agreement of the planning authority. The CEMP shall include details for the collection and disposal of construction waste, surface water run-off from the site, on-site road construction, and environmental management measures during construction including working hours, noise control, dust and vibration control and monitoring of such measures. A record of daily checks that the construction works are being undertaken in accordance with the CEMP shall be kept at the construction site office for inspection by the planning authority. The agreed CEMP shall be implemented in full in the carrying out of the development.</p> <p>Reason: In the interests of public health and safety and residential amenity.</p>
10.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p>

	<p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
11.	<p>Prior to the commencement of any works associated with the development hereby permitted, the developer shall submit a Traffic Management Plan (TMP) for the construction phase of the development for the written agreement of the planning authority. The agreed TMP shall be implemented in full during the course of construction of the development.</p> <p>Reason: In the interest of sustainable transport and safety.</p>
12.	<p>Drainage arrangements, including the attenuation and disposal of surface water and the implementation of Sustainable Urban Drainage measures, shall comply with the detailed requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
13.	<p>Prior to commencement of development, the developer shall enter into water and wastewater connection agreements with Uisce Éireann.</p> <p>Reason: In the interest of public health.</p>
14.	<p>Details of any required wayleave agreements for the provision of surface water services shall be agreed in writing with the planning authority prior to commencement of the development.</p> <p>Reason: To ensure adequate access to services.</p>
15.	<p>All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.</p>

	Reason: In the interests of visual and residential amenity.
16.	<p>The development hereby permitted shall be carried out and completed at least to the construction standards set out in the Recommendations for Site Development Works in Housing Areas issued by the Department of Environment and Local Government in November 1998. Following completion, the development shall be maintained by the developer in compliance with these standards until taken in charge by the planning authority.</p> <p>Reason: To ensure that the development is carried out and completed to an acceptable standard of construction.</p>
17.	<p>Prior to the commencement of any house or duplex unit in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000, as amended, that restricts all houses and duplex units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.</p> <p>Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.</p>
18.	<p>Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates, shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an</p>

	<p>agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.</p> <p>Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.</p>
19.	<p>Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security, to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.</p> <p>Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.</p>
20.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of the development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application</p>

	<p>of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.</p>
21.	<p>The developer shall pay a financial contribution of €5000 (five thousand euro) to the planning authority as a special contribution under Section 48(2)(c) of the Planning and Development Act 2000, as amended, in respect of improving storm water drainage capacity which benefits the proposed development. The contribution shall be paid prior to commencement of development or in such phased payments as may be agreed prior to the commencement of the development, and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the terms of payment of this financial contribution shall be agreed in writing between the planning authority and the developer.</p> <p>Reason: It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning authority in respect of public services, which are not covered in the Development Contribution Scheme or the Supplementary Development Contribution Scheme and which will benefit the proposed development.</p>

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.

Gary Farrelly
Planning Inspector

21st December 2023

Appendix 1

Form 1 - EIA Pre-Screening [EIAR not submitted]

An Bord Pleanála Case Reference	317598		
Proposed Development Summary	Construction of 4 no. residential units with connection to public sewers and services		
Development Address	Woodpoint, Courtmacsherry, 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	<input checked="" type="checkbox"/>
		No	No further action required
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			EIA Mandatory EIAR required
No	<input checked="" type="checkbox"/>		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)
No		N/A	Conclusion
			No EIAR or Preliminary Examination required
Yes	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Class 10(b)(i) Construction of more than 500 dwelling units. Class 10(b)(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. 	Development is for 4 dwelling units. Subject site measures 0.368ha and therefore is well below the 10ha threshold for urban development in other parts of a built up area.
			Proceed to Q.4

4. Has Schedule 7A information been submitted?		
No	<input checked="" type="checkbox"/>	Preliminary Examination required
Yes	<input type="checkbox"/>	Screening Determination required

Form 2 - EIA Preliminary Examination

An Bord Pleanála Case Reference	317598	
Proposed Development Summary	Construction of 4 no. residential units with connection to public sewers and services	
Development Address	Woodpoint, Courtmacsherry, Co.Cork	
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.		
	Examination	Yes/No/ Uncertain
Nature of the Development Is the nature of the proposed development exceptional in the context of the existing environment? Will the development result in the production of any significant waste, emissions or pollutants?	The development is for four dwellinghouses within an urban area. Removal of topsoil typical to that of housing construction. Typical construction related activities and works. Development to be undertaken in accordance with a construction management plan.	No
Size of the Development Is the size of the proposed development exceptional in the context of the existing environment? Are there significant cumulative considerations having regard to other existing and/or permitted projects?	The development site measures 0.368 hectares. The size of the development is not exceptional in the context of the existing urban environment. There is no real likelihood of significant cumulative effects with existing and permitted projects in the area. All developments in the area, existing and proposed, are similarly served by public drainage and wastewater systems.	No

<p>Location of the Development</p> <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>The site is not located within any ecologically sensitive site and is approximately 450 metres from any European Site.</p> <p>Surface water and waste water are proposed to be disposed of via the public sewers.</p> <p>The site is located outside Flood Zones A and B.</p>	<p>No</p>
<p>Conclusion</p>		
<p>There is no real likelihood of significant effects on the environment.</p> <p>EIA not required.</p>	<p>There is significant and realistic doubt regarding the likelihood of significant effects on the environment.</p> <p>Schedule 7A Information required to enable a Screening Determination to be carried out.</p>	<p>There is a real likelihood of significant effects on the environment.</p> <p>EIAR required.</p>

Inspector: _____

Date: _____