



An  
Bord  
Pleanála

## Inspector's Report ABP-317794-23

<b>Development</b>	Construction of 4 bed house, vehicular entrance and associated site works and connection to services.
<b>Location</b>	Tobair Óráin, Oranhill, Oranmore, Co. Galway.
<b>Planning Authority</b>	Galway County Council
<b>Planning Authority Reg. Ref.</b>	2360567
<b>Applicant</b>	JBROC Oranmore Limited
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Refuse Permission
<b>Type of Appeal</b>	First Party
<b>Appellant</b>	JBROC Oranmore Limited
<b>Observers</b>	None
<b>Date of Site Inspection</b>	16 <sup>th</sup> January 2024
<b>Inspector</b>	Ian Campbell

## 1.0 Site Location and Description

- 1.1. The appeal site is situated to the east of a row of recently constructed semi-detached dwellings in a new residential development (Tobair Óráin) c. 1 km south of the centre of Oranmore, Co. Galway.
- 1.2. The adjacent area is an emerging residential area. Oranhill Distributor Road is located to the south of the appeal site. A link/arm off Oranhill Distributor Road is currently under construction and runs northwards from the Oranhill Distributor Road, to the east of the appeal site.
- 1.3. The appeal site comprises a vacant, irregular shaped plot with a stated area of 0.072 Ha<sup>1</sup>. Site boundaries to the appeal site comprise a c. 2 metre high plastered wall to the north and west. No. 61 Tobair Óráin adjoins the appeal site to the immediate west. The appeal site is mounded in the centre.

## 2.0 Proposed Development

- 2.1. The proposed development comprises;
  - Construction of a detached 4-bedroom house (cruciform on plan), with stated floor area of 214 sqm. Material finishes to the house match the existing houses within the development (i.e. stone and render for external walls). Principle ridge height c. 8.2 metres.
  - In-curtilage car parking (2 no. spaces).
  - Front site boundary indicated as comprising a low stone wall and railing.
  - Connection to services and associated site works.
- 2.2. The planning application was accompanied by the following;
  - Photomontages and CGI Booklet.

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<sup>1</sup> The 'developable area' of the site is stated as 0.062 Ha. This appears to exclude an area to the front of the site where the internal road is situated and an area to the side/east of the site which accommodates the northern extension of the Oranhill Road.

### 3.0 Planning Authority Decision

#### 3.1. Decision

The Planning Authority issued a Notification of Decision to REFUSE Permission on the 18<sup>th</sup> of July 2023 for 2 no. reasons, summarised as follows;

1. The subject site is located on lands previously permitted for public open amenity space under parent permission PA. Ref. 15/1107 & ABP Ref. 246315, as amended by PA. Ref. 22/60666. The proposed development would contravene Condition no. 5 of PA. Ref. 15/1107 & ABP Ref. 246315 and Condition no. 4 of PA. Ref. 22/60666, would detract from the visual and residential amenity of the area and would set an undesirable precedent for similar future development.
2. In the absence of satisfactory details relating to the consent from Uisce Éireann to connect to the public water and wastewater the proposed development would pose a serious risk to public health and would be contrary to Development Management Standard 36 of the Galway County Development Plan 2022-2028.

#### 3.2. Planning Authority Reports

##### 3.2.1. Planning Reports

3.2.2. The report of the Planning Officer generally reflects the refusal reasons in the Notification to Refuse Permission and the report of the Planning Officer recommends that permission is REFUSED consistent with the Notification of Decision which issued.

##### 3.2.3. Other Technical Reports

None received.

#### 3.3. Prescribed Bodies

None received.

### 3.4. Third Party Observations

The report of the Planning Officer refers to 1 no. observation having been received in relation to the planning application. The issues in the observation are summarised as, the loss of public open space/landscaped area, and that the proposal is not in keeping with the existing permitted houses within the estate.

## 4.0 Planning History

Appeal Site (relevant/recent):

**PA. Ref. 15/1107 & ABP. Ref. 07.246315** – Permission GRANTED for 61 no. houses. This permission was extended to the 26<sup>th</sup> of January 2026 under PA. Ref. 20/1805.

A Further Information request required the omission of 3 no. houses (no.'s 66, 67 and 68) to facilitate the Oranhill Access Road. The appeal site corresponds to the area of the site where no's 66-68 were proposed.

**PA. Ref. 22/60666** – Permission GRANTED for amendments to PA. Ref. 15/1107 & ABP. Ref. 07.246315, increasing the number of houses within the scheme from 61 no. to 68 no.

## 5.0 Policy Context

### 5.1. National Policy

#### 5.1.1. National Planning Framework 'Project Ireland 2040'

- National Policy Objective 3a: Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.

#### 5.1.2. Ministerial Guidelines

Having regard to the nature of the proposed development and to the location of the appeal site, I consider the following Guidelines to be pertinent to the assessment of the proposal.

- Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024).

- Appropriate Assessment of Plans and Projects in Ireland, Guidelines for Planning Authorities, (2010).
- Quality Housing for Sustainable Communities - Best Practice Guidelines for Delivering Homes Sustaining Communities (2007).

## 5.2. Development Plan

5.2.1. The Galway County Development Plan 2022-2028 is the relevant development plan. The majority of the appeal site is zoned 'Residential Phase 1' under the Galway County Development Plan 2022-2028. A small area to the south of the appeal site is zoned 'Transport Infrastructure', corresponding to the road. The appeal site is within the Metropolitan Area Strategic Plan.

5.2.2. The provisions of the Galway County Development Plan 2022 - 2028 relevant to this assessment are as follows:

### Chapter 3 – Placemaking, Regeneration and Urban Living

- Section 3.7.4 - Public and Private Open Space
- Objective UL5 – Open Space

### Chapter 15 – Development Management Standards:

- DM Standard 1: Qualitative Assessment-Design Quality, Guidelines and Statements
- DM Standard 2: Multiple Housing Schemes (Urban Areas)

## 5.3. Natural Heritage Designations

- Galway Bay Complex SAC (Site Code 000268) – c. 0.2 km north-west.
- Galway Bay Complex pNHA (Site Code 000268) – c. 0.2 km north-west.
- Cregganna Marsh SPA – (Site Code 00253) – c. 0.3 km south.
- Cregganna Marsh NHA – (Site Code 00253) – c. 0.3 km south.
- Inner Galway Bay SPA (Site Code 004031) – c. 0.65 km north-west.

## 5.4. EIA Screening

(See Form 1 and Form 2 attached to this report) Having regard to the limited nature and scale of the development and the absence of any significant environmental sensitivity in the vicinity of the site, as well as the criteria set out in Schedule 7 of the Planning and Development Regulations, 2001, as amended, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

## 6.0 The Appeal

### 6.1. Grounds of Appeal

This is a first-party appeal against the decision to refuse permission. The grounds for appeal can be summarised as follows;

#### Re. Refusal Reason No. 1:

- The proposal responds to the site and the wider development; will allow for the bookending of housing at this location; provide passive surveillance of the footpath, cycle path and road to the east of the site; makes sustainable use of zoned land and accords with national policy.
- The PA's refusal has no regard to why the site was left devoid of development at this location. At the time the PA were assessing PA. Ref. 15/1107 there was no detailed design for the northern part of the Oranhill Access Road and the omission of 3 no. units from the scheme was so as to provide flexibility for the provision of this planned road. The units were not omitted to provide additional public open space. As initially proposed, the proposed development provided 19.6%/5,223 sqm of public open space. Following a response to the FI request under PA. Ref. 15/1107 the proposal provided 23.25%/6,196 sqm of public open space.
- House no. 61 was ever designed to 'turn the corner', provide frontage to the east of the development or to overlook the space to the east. In the absence of a design for the northern link of the Oranhill Access Road the design of this part

of the site was the best solution at this time. Galway County Council have confirmed the extent of land required to facilitate the connection between the two parts of the Oranhill Access Road (and have also provided coordinates of same) facilitating the advancement of a proposal on the site.

- Facilitating the northern part of the road will impact on the public open space permitted under PA. Ref. 15/1107, however the proposed development would have no greater impact on the public open space and would compliment the final junction design and make more efficient use of land.
- Should the proposed development be permitted 20.1%/5,368 sqm of public open space will be provided within the wider scheme.

Re. Refusal Reason No. 2:

- A pre-connection application was not sought due to time constraints. Should the Board be minded to grant permission for the proposed development a condition can be attached requiring the applicant to provide confirmation of feasibility of connection prior to commencement of works.

Alternative Option:

- Details of an alternative scheme providing for a detached house and an area of public open space (i.e. 237 sqm) located to the east of the dwelling's curtilage is proposed to the Board for consideration. This option would result in the provision of 21%/5,605 sqm of public open space.

## **6.2. Planning Authority Response**

None received.

## **6.3. Observations**

None received.

## **7.0 Assessment**

- 7.1. Having examined the application details and all other documentation on file, including the appeal, and having inspected the site, and having regard to the relevant national

and local policy and guidance, I consider the main issues in relation to this appeal are as follows:

- Scope of Appeal
- Refusal Reason No. 1
- Refusal Reason No. 2
- Issues Arising

## **7.2. Scope of Appeal**

- 7.2.1. In order to address the first refusal reason the applicant has proposed an alternative proposal which entails the provision of 237 sqm of public open space to the side/east of the proposed dwelling (see *Drawing No. 3002 Rev A*). I submit to the Board that this proposal should not be considered as it is materially different from the initial proposal and has not been subject to public participation, the Board should in my opinion confine their consideration to the proposal submitted to the Planning Authority on the 26<sup>th</sup> May 2023, as indicated on *Drawing no. 3002*.

## **7.3. Refusal Reason No. 1**

- 7.3.1. The first reason for refusal is that the proposed development is located on lands previously permitted for public open amenity space under parent permission PA. Ref. 15/1107 & ABP Ref. 246315, as amended by PA. Ref. 22/60666. The Planning Authority contend that the proposed development would contravene Condition no. 5 of PA. Ref. 15/1107 & ABP Ref. 246315 and Condition no. 4 of PA. Ref. 22/60666, and would detract from the visual and residential amenity of the area and set an undesirable precedent for similar future development.
- 7.3.2. The wider development, Tobair Óráin, was permitted under PA. Ref. 15/1107 & ABP Ref. 246315. Condition no. 5 of this grant of permission required that details of development of the lands to the east for open space/recreation and amenity be agreed prior to commencement of development. I note in accordance with Section 146A(1) of the Planning and Development Act, 2000, as amended, Condition no. 5 was amended by the Board in an Order dated 25<sup>th</sup> May 2023. The amendment clarified that Condition no. 5 concerns an area of public open space (i.e. 2,327 sqm indicated on *Drawing*



3002 submitted under PA. Ref. 15/1107) located south-west of the appeal site. This area is separate to the appeal site, which on *Drawing 3002* is referred to a 'public open space 776 sqm'. I am satisfied that Condition no. 5 is therefore not pertinent to the current proposal.

- 7.3.3. Condition no. 4 of PA. Ref. 22/60666, an amendment to PA. Ref. 15/1107 & ABP Ref. 246315, requires that landscaping within the scheme identified on *Drawing no. 221352-100* is carried out in advance of the occupation of units. Using the legend on *Drawing no. 221352-100* I note that the appeal site is shown as comprising 'public amenity grass lawn'. The applicant contends that the layout of the eastern part of the site, whereby 3 no. previously proposed houses were omitted and the site left as public open space, was essentially an interim arrangement pending the design of the northern link of the Oranhill Distributor Road, and that as this road is now under construction it is appropriate to pursue a more responsive design for this part of the site. In my opinion, the Planning Authority's position would result in an inflexible approach to the development of an emerging residential area and would essentially prohibit the amendment of a development once permitted. Importantly I note that the appeal site is not zoned for open space in the Galway County Development Plan 2022 – 2028 and as such residential development is a permissible use thereon. Furthermore, the proposed amendment to this part of the site is more responsive to the road layout, provides for a more appropriate interface and an enhanced level of surveillance.
- 7.3.4. The proposed development results in the wider development of 69 no. houses being served by 5,368 sqm of public open space, which represents c. 20% of the overall area of the site. I note that the Galway County Development Plan 2022 – 2028 does not prescribe a quantitative requirement for public open space for residential developments. The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024 (DoHLGH) (see Policy and Objective 5.1 - Public Open Space) notes that in relation to the provision of public open space, the requirement in development plans shall be for public open space provision of not less than a minimum of 10% of net site area and not more than a maximum of 15% of net site area, save in exceptional circumstances. Using this range as a guide, I am satisfied that the provision of public open space serving the wider development, which

the appeal site forms part of, is adequate, and that the proposed development would not reduce the public open space in the scheme to an unacceptable level. Furthermore, noting that the proposed dwelling allows for a more responsive design to this part of the development I do not consider that the proposed development would detract from the visual or residential amenity of the area, nor that it would set an undesirable precedent for similar future development. For the reasons set out above, I recommend that refusal reason. 1 is not upheld.

#### **7.4. Refusal Reason No. 2**

- 7.4.1. The second refusal reason cited by the Planning Authority relates to the absence of details of connection agreements from Uisce Éireann in respect of foul sewer and water supply. The Planning Authority contend that in the absence of same the proposal would result in a threat to public health and that that it would be contrary to DM Standard 36 of the Galway County Development Plan 2022 – 2028, which requires that applicants who need to get a new or modified connection to public water supply or wastewater collection infrastructure must liaise with Irish Water, and that in the first instance the applicant should make a pre-connection enquiry to Irish Water in order to establish the feasibility of a connection in advance of seeking planning permission.
- 7.4.2. The applicant notes that due to time pressures the application was lodged with the Planning Authority in advance of applying to Uisce Éireann (formally Irish Water) for a pre-connection enquiry, and that they are amenable to a condition requiring same in advance of development commencing.
- 7.4.3. I note that Appendix 9 (Infrastructure Assessment) of the Galway County Development Plan 2022 – 2028 refers to Oranmore as having ‘limited capacity’ in respect of wastewater. In relation to the Water Services Capital Investment Programme 2020 – 2024, the Infrastructure Assessment notes that *‘a local network reinforcement project in Galway city will improve existing capacity constraints at Oranmore main pumping station. Drainage Area Plan will identify network issues and needs. Provision for medium and long term growth will be considered as part of Greater Galway Area Drainage Strategy’*. I note that Oranmore is a Tier 1 settlement for the purposes of the Infrastructure Assessment set out in Appendix 9 of the Galway County Development Plan 2022 – 2028. Tier 1 settlements are described as comprising lands which are

served, as distinct from Tier 2 settlements, which are described as being not currently sufficiently served to support new development, but that have potential to become fully served within the lifetime of the CDP. From reviewing the Wastewater Treatment Capacity Register on Uisce Éireann's website I note that Oranmore is referred to as 'green' in terms of indication of available capacity, i.e. spare capacity is available, and that this status is based on loads received in 2022.

- 7.4.4. In relation to water supply for Oranmore, Appendix 9 (Infrastructure Assessment) of the Galway County Development Plan 2022 – 2028 notes that Oranmore has 'adequate capacity'. Elsewhere, Section 2.14.2, Volume 2, of the Galway County Development Plan 2022-2028 notes that 'water supply is not a limiting factor for Oranmore'.
- 7.4.5. Objective DM36 requires that applicants should make a pre-connection enquiry to establish the feasibility of a connection in advance of seeking planning permission. I note that on occasion, for example when a pre-connection enquiry is submitted but a response is not received, any subsequent grant of permission is contingent on a connection agreement being obtained in advance of development. In my opinion, having regard to nature of the proposed development, comprising a single dwelling within a larger residential scheme of 68 no. houses in an urban area, the absence of capacity constraints in respect of water supply and the categorisation of Oranmore as a Tier 1 settlement within the Infrastructure Assessment of the County Development Plan, I consider that such an approach would be warranted in this instance. I therefore do not consider that refusal reason no. 2 should be upheld.

## **7.5. Issues Arising**

- 7.5.1. As the proposed development forms part of a wider development, which is located within the blue line boundary of the appeal site, in the event that the Board grant permission for the proposed development a condition in respect of compliance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended should be attached.
- 7.5.2. The development description contained in the public notices does not refer to the proposed development as an amendment to the permission which authorised the

wider development. Should the Board be minded to grant permission for the proposed development, given the nature of the proposed development, its location at the edge of the Tobair Óráin development, and noting that with the exception of the appeal site this part of the wider development, including the road network is in-situ, I do not consider that a condition is required linking the proposed development back to PA. Ref. 15/1107 and ABP. Ref. 07.246315 (as extended), or that the life of any permission should be linked back to same.

## **8.0 Appropriate Assessment Screening**

- 8.1. Having regard to the nature and limited scale of the proposed development and the lack of a hydrological or other pathway between the site and European sites, it is considered that no Appropriate Assessment issues arise and that the proposed development would not be likely to have a significant effect either individually or in combination with other plans or projects on any European site.

## **9.0 Recommendation**

Having regard to the above it is recommended that permission is granted based on the following reasons and considerations and subject to the attached conditions.

## **10.0. Reasons and Considerations**

Having regard to:

- (a) The design, scale and layout of the proposed development,
- (b) The pattern of development in the area,
- (c) The provisions of the Galway County Development Plan 2022-2028, including the 'Residential Phase 1' zoning of the majority of the site,
- (d) The provision of public open space within the wider development.
- (e) The absence of referenced capacity constraints in Oranmore in relation to water supply, and in relation to wastewater capacity to the nature of the proposed development comprising a single dwelling, the categorisation of Oranmore as a Tier 1 settlement within the Infrastructure Assessment of the

County Development Plan, and reference to Oranmore as 'green' on Uisce Éireann's Wastewater Treatment Capacity Register,

it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 11.0. Conditions

1.	<p>The development shall be carried out completed in accordance with the plans and particulars lodged with the application, 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 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><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The external finishes to the proposed development shall be as indicated on <i>Drawing no. 3003</i>, unless otherwise agreed with the Planning Authority prior to commencement of development. Render/plaster finishes shall be neutral in colour. Stone cladding shall comprise natural stone.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
3.	<p>The layout of the development hereby permitted shall be as indicated on <i>Drawing no. 3002</i> submitted to the Planning Authority on the 26<sup>th</sup> of May 2023.</p> <p><b>Reason:</b> In the interest of clarity.</p>
4.	<p>Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the Planning Authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health.</p>

5.	<p>Prior to commencement of development, the developer shall enter into water and wastewater connection agreement with Uisce Éireann.</p> <p><b>Reason:</b> In the interest of public health.</p>
6.	<p>The internal road network serving the proposed development including parking areas, footpaths, kerbs and lighting shall comply with the detailed standards of the Planning Authority for such road works.</p> <p><b>Reason:</b> In the interests of amenity and of traffic and pedestrian safety.</p>
7.	<p>Proposals for naming and numbering of the proposed scheme and associated signage shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the Planning Authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the Planning Authority's written agreement to the proposed name(s).</p> <p><b>Reason:</b> In the interest of urban legibility.</p>
8.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 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><b>Reason:</b> In order to safeguard the amenities of property in the vicinity.</p>
9.	<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> <p><b>Reason:</b> In the interests of visual and residential amenity.</p>
10.	<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</p>

	<p>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 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><b>Reason:</b> 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>
11.	<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 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. Details of the application of the terms of the Scheme 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 the proper application of the terms of the Scheme.</p> <p><b>Reason:</b> 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>

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.

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Ian Campbell  
Planning Inspector

20<sup>th</sup> June 2024



## Appendix 1 - Form 1

### EIA Pre-Screening

**[EIAR not submitted]**

<b>An Bord Pleanála Case Reference</b>	ABP-317794-23			
<b>Proposed Development Summary</b>	Construction of house, connection to services and associated site works			
<b>Development Address</b>	Tobair Óráin, Oranhill, Oranmore, Co. Galway			
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b> (that is involving construction works, demolition, or interventions in the natural surroundings)		<b>Yes</b>	X	
		<b>No</b>	No further action required	
<b>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?</b>				
<b>Yes</b>			EIA Mandatory EIAR required	
<b>No</b>		X	Proceed to Q.3	
<b>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]?</b>				
		<b>Threshold</b>	<b>Comment (if relevant)</b>	<b>Conclusion</b>
<b>No</b>		N/A		No EIAR or Preliminary Examination required
<b>Yes</b>		Class 10, (b), (i) (threshold is 500 dwelling units)	Significantly below threshold.	Proceed to Q.4

4. Has Schedule 7A information been submitted?		
No	X	Preliminary Examination required
Yes		Screening Determination required

Inspector: Ian Campbell

Date: 20<sup>th</sup> June 2024

## Form 2

### EIA Preliminary Examination

<b>An Bord Pleanála Case Reference</b>	ABP-317794-23	
<b>Proposed Development Summary</b>	Construction of house, connection to services and associated site works	
<b>Development Address</b>	Tobair Óráin, Oranhill, Oranmore, Co. Galway	
<p><b>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.</b></p>		
	<b>Examination</b>	<b>Yes/No/ Uncertain</b>
<ul style="list-style-type: none"> <li>• <b>Nature of the Development</b></li> <li>• Is the nature of the proposed development exceptional in the context of the existing environment?</li> <li>• Will the development result in the production of any significant waste, emissions or pollutants?</li> </ul>	<p>The proposed development comprises 1 no. house within an urban area.</p> <p>The proposed development will not give rise to the production of significant waste, emissions or pollutants.</p>	<ul style="list-style-type: none"> <li>• No</li> <li>• No</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Size of the Development</b></li> <li>• Is the size of the proposed development exceptional in the context of the existing environment?</li> <li>• Are there significant cumulative considerations having regard to other existing</li> </ul>	<p>The size of the proposed development would not be described as exceptional in the context of the existing environment.</p> <p>There are no significant developments within the vicinity of the site which would result in significant cumulative effects/considerations.</p>	<ul style="list-style-type: none"> <li>• No</li> <li>• No</li> </ul>

and/or permitted projects?		
<ul style="list-style-type: none"> <li><b>Location of the Development</b></li> <li>Is the proposed development located on, in, adjoining or does it have the potential to significantly impact on an ecologically sensitive site or location?</li> <li>Does the proposed development have the potential to significantly affect other significant environmental sensitivities in the area?</li> </ul>	<p>Having regard to the limited nature and scale of development and the absence of any significant environmental sensitivity in the vicinity of the site, as well as the criteria set out in Schedule 7 of the Planning and Development Regulations, 2001, as amended, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.</p>	<ul style="list-style-type: none"> <li>No</li> <li>No</li> </ul>
<ul style="list-style-type: none"> <li><b>Conclusion</b></li> </ul>		
<ul style="list-style-type: none"> <li><b>There is no real likelihood of significant effects on the environment.</b></li> <li>EIA not required.</li> </ul>	<ul style="list-style-type: none"> <li><del>There is significant and realistic doubt regarding the likelihood of significant effects on the environment.</del></li> <li><del>Schedule 7A Information required to enable a Screening Determination to be carried out.</del></li> </ul>	<ul style="list-style-type: none"> <li><b>There is a real likelihood of significant effects on the environment.</b></li> <li><del>EIAR required.</del></li> </ul>

Inspector: Ian Campbell

Date: 20<sup>th</sup> June 2024

DP/ADP: \_\_\_\_\_ Date: \_\_\_\_\_

(only where Schedule 7A information or EIAR required)