



An
Bord
Pleanála

Inspector's Report

ABP-317878-23

Development	Construction of house and garage
Location	Transtown, Watergrasshill, Co. Cork
Planning Authority	Cork County Council
Planning Authority Reg. Ref.	23/5144
Applicant(s)	Denis Hegarty & Sarah O'Halloran
Type of Application	Planning Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Paul Barry
Observer(s)	None
Date of Site Inspection	10 th November 2023
Inspector	Gary Farrelly

1.0 Site Location and Description

- 1.1. The subject site has a stated area of 0.37 hectares and is located within the townland of Trantstown, which is located approximately 3km southwest of the town of Watergrasshill, County Cork. The site represents a square shaped plot taken out of a larger agricultural field. The topography of the site gently slopes downwards from south to north.
- 1.2. The site is bounded to the north by an existing two storey dwelling and farm shed and to the west by mature hedgerow and the public road L-90823 beyond which are an existing dwelling and farm shed. The east and south boundaries are undefined. The Regional Road, R-639, is located approximately 180 metres north of the site.

2.0 Proposed Development

- 2.1. Permission is sought for the construction of a dwellinghouse and detached domestic garage. The proposed finished floor level of the dwelling and garage is 149.10 metres. The dwelling is proposed to be two storey with a ridge height of 8.4 metres. The width of the proposed dwelling will measure 17.84 metres and the depth will measure 7.5 metres. The internal floor area will measure 177.81sqm. The internal floor area of the garage will measure 49.14sqm and will have a ridge height of 6 metres. External finishes of the development will comprise of smooth plaster and grey natural stone to the walls and blue/black slate finish to the roof.
- 2.2. It is proposed to provide a septic tank system and percolation area. The application is accompanied by a site suitability assessment report which recorded a subsurface percolation value of 15.14min/25mm. The development will be served by a bored well.
- 2.3. Access to the development is proposed to be taken off the public road and 75 metre sightlines to the north and south are indicated to be achievable. The application is also accompanied by a proposed landscaping schedule.

3.0 **Planning Authority Decision**

3.1. **Decision**

Cork County Council (The Planning Authority) decided to grant permission by Order dated 31st July 2023, subject to 28 Conditions. Mainly standard conditions including landscaping along north, east and south boundaries, protection of existing hedgerow, occupancy condition and financial contribution condition.

3.2. **Planning Authority Reports**

Planning Reports

- Area Planner's report assesses the development in terms of rural housing policy, siting and design, impact on residential amenity, access, servicing and flooding. Report recommended a grant of permission.

Other Technical Reports

- Area Engineer's Report (dated 20/06/23) – No objection subject to conditions.

3.3. **Prescribed Bodies**

None

3.4. **Third Party Observations**

A third party submission was received which raised issues in relation to inadequate site suitability, the siting of the house, contrary to the Rural Housing Design Guide, surface water runoff and groundwater contamination and roadway deficiencies in terms of sightlines and drainage.

4.0 **Relevant Planning History**

Site approximately 50 metres south of subject site

PA Ref. 21/7332

Permission sought by Denis Hegarty to construct a dwelling, detached garage and wastewater treatment system. Further information was requested due to, inter alia, unsuitable siting – Application was withdrawn.

Site approximately 400 metres south west of subject site

PA Ref. 21/5769 / ABP Ref. 311364-21

Permission sought for the construction of a house off the R-639 – refused by CCC on rural housing policy grounds.

5.0 Policy Context

5.1. Development Plan

- Cork County Development Plan 2022-2028

Section 5.3 Rural Housing Guidelines

Subject site is located within a 'Rural Area Under Strong Urban Influence' where the characteristics are a rapidly rising population, evidence of considerable pressure from the development of (urban generated) housing in the open countryside due to proximity to such urban areas / major transport corridors, pressures on infrastructure such as the local road network and higher levels of environmental and landscape sensitivity.

Objective RP 5-1: Urban Generated Housing

Discourage urban-generated housing in rural areas, which should normally take place in the larger urban centres or the towns, villages and other settlements identified in the Settlement Network.

Objective RP 5-4: Rural Area under Strong Urban Influence and Town Greenbelts (GB 1-1)

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.

(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.

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.

(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 predominantly indigenous/local trees and plant species and groupings.

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

(a) Ensure that proposals for development incorporating on-site wastewater disposal systems comply with the EPA Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) or relevant successor approved standards / guidelines (including design, installation and maintenance). The cumulative impact of such systems will also be considered in the assessment process.

(b) Surface water should be disposed of using sustainable drainage systems and in a manner that will not endanger the receiving environment or public health. The use of permeable paving should also be considered to reduce run off.

RP 5-24: Ribbon Development

Presumption against development which would contribute to or exacerbate ribbon development.

- Cork Rural Design Guide: Building a new house in the countryside

5.2. National Policy

- Climate Action Plan 2023
- Project Ireland 2040 – National Planning Framework (2018) and National Development Plan 2021-2030

National Policy Objective (NPO) 19

Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:

In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area 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. Regional Policy

- Regional Spatial and Economic Strategy for the Southern Region

5.4. National Guidance

- Sustainable Rural Housing, Guidelines for Planning Authorities (2005)
- Environmental Protection Agency's 2021 Code of Practice for Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)

5.5. Other Guidance

- CIRIA SuDS Manual (2015)

5.6. Natural Heritage Designations

The subject site is not located within any designated site. The site is approximately 5km south of the Blackwater River Special Area of Conservation (SAC) (Site Code 002170).

5.7. Environmental Impact Assessment (EIA) Screening

Having regard to the nature, size and location of the proposed development, comprising the construction of a single one off house in a rural 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 with the Board on 25th August 2023 opposing the Planning Authority's (PA) decision. The grounds of appeal can be summarised as follows:

- The determination of the PA is deficient in relation to their assessment regarding surface water runoff, an unauthorised structure, the conditioning of landscaping proposals, and rural housing need.
- The siting is contrary to proper planning and sustainable development of the area and is contrary to the Cork Rural Housing Design Guide;
- The site suitability assessment is misleading due to timing and location of fieldwork;
- The development will exacerbate water run-off onto his property. Photographs provided stating surface water runoff from the Applicant's site; and
- Concerns regarding risk and nuisance caused by construction activity.

6.2. Applicant Response

The Applicant addresses the questions raised regarding the use of a converted garage, waste burning, the applicant's (applicant 2) rural housing need, the siting of the development, the site suitability assessment and the source of the surface water flooding. Photographs are also provided of the existing garage which the applicant

states is being used solely for use incidental to the enjoyment of the family house. A letter from the Applicant's engineer which addresses the adequacy of the site suitability assessment is also provided.

6.3. **Planning Authority Response**

The PA considers that all relevant issues are covered in the technical reports and have no further comment to make.

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 to be considered in this appeal are as follows:

- Siting
- Wastewater Treatment
- Surface Water
- Rural Housing Policy
- Other Issues
- Appropriate Assessment (AA) Screening

Siting

7.2. The Appellant raises concern with the siting of the development being in proximity to his dwelling and that it contravenes the Cork rural housing design guide. I note the planning history associated with the proposed dwelling and further information requested by the Planning Authority (PA) under application ref. 21/7332.

7.3. The proposed dwelling will be sited approximately 41 metres from the roadside boundary and approximately 16 metres from the boundary with the appellant's

dwelling to the north. The topography of the subject site and wider lands are relatively level with a gentle slope from the south to the north. The dwelling will be located approximately 30 metres from the Appellant's dwelling and approximately 85 metres from an existing dwelling on the west side of the public road. Having regard to these separation distances, I am satisfied that the development will not significantly impact adjoining residential amenity in terms of overlooking or overshadowing.

- 7.4. Additionally, I consider that the siting of the development will create a cluster type development of 3 no. houses within this area, will not create any further infill development opportunities and will not exacerbate ribbon development at this location. The distance from the roadside boundary is similar to the dwelling to the west of the site. I note the submitted landscaping plan and the comments of the PA. I also note the location of the existing roadside hedgerow setback from the carriageway which should ensure that there is no excessive removal of hedgerow in order to achieve sightlines.
- 7.5. Furthermore, I am satisfied with the two storey design having regard to the topography of the site and wider lands and character of existing development in the area. I am satisfied that there will be no significant impact in terms of the visual amenity of the area. Overall, I consider the siting and design of the proposed development acceptable in terms of the provisions of the Cork County Development Plan 2022-2028 (CDP) and the rural house design guide.

Wastewater Treatment

- 7.6. It is proposed to install a septic tank and percolation area for wastewater treatment. I note the Appellant's concerns regarding the location and timing of the trial holes and I note the response from the Applicant's engineer. The site was assessed in November 2021 and I note that this is when water tables are generally high. Having reviewed application ref. 21/7332, I note that the original location of the percolation area was approximately 60 metres to the south of the proposed percolation area, within the same field. On the date of my site inspection, I noted a consistency of ground conditions across the field. I note section 5.4.2 of the 2021 Environmental Protection Agency's Code of Practice (EPA CoP) states that the trial hole should be located adjacent to but not within the proposed infiltration/treatment area, as the disturbed

subsoil may later provide a preferential flow path in the constructed infiltration/treatment area.

- 7.7. I note from the site characterisation form that the underlying aquifer is locally important and highly vulnerable. The bedrock type is Ballytrasna Formation which is purple mudstone and sandstone. The groundwater protection response (GWPR) is outlined as R2¹ which indicates a wastewater treatment system is acceptable subject to normal good practice. Notwithstanding this, I note that the GWPR is R1 under Table E1 of the EPA CoP.
- 7.8. The trial hole was excavated to a depth of 2.75 metres with the makeup of the soil comprising of 400mm of silty loam over a dark brown silt/clay with frequent cobbles. Groundwater or bedrock were not encountered. The results of the subsurface percolation test was 15.14min/25mm indicating suitability for a septic tank system. The capacity of the septic tank will be 3,100 litres. Having regard to the above, I am satisfied with the location and timing of the trial holes.
- 7.9. Having reviewed the site layout plan, I note that it does not illustrate the location of the appellant's down-gradient well. I note the approximate location of this well is illustrated under application ref. 21/7332, between the appellant's house and the farm shed. Notwithstanding this, I note that the location of the percolation area is approximately 45 metres from the appellant's boundary. I also note that the separation distances to all other features are in accordance with the required separation distances outlined under Table 6.2 of the EPA CoP.
- 7.10. Furthermore, I note that the PA were satisfied with the methodology and results of the site suitability assessment. Having regard to the EPA CoP, to the results of the site suitability assessment, to the level of development within the area and to the use of a septic tank system, I am satisfied that the proposed development will be acceptable in terms of public health and environmental sustainability.

Surface Water

- 7.11. The Appellant has provided a number of photographs and suggests that this is evidence that the source of surface water flooding is from the subject site. The Applicant disputes this and suggests the flooding is coming from the rear of the Appellant's own property.

- 7.12. Having inspected the site, I noted that the appellant's property is below the level of the natural topography of the subject site. Having regard to the submitted photographs it does appear that there is an existing issue with surface water flowing from the subject site onto the appellant's property.
- 7.13. The proposed development seeks to dispose of surface water from the dwelling and detached garage via soakaways which will be designed in accordance with BRE365. Having regard to the existing surface water issue, I recommend that the soakaway location serving the dwelling and garage is relocated to the rear of the proposed dwelling whilst adhering to the EPA CoP separation distances. I also recommend that the proposed driveway is comprised of permeable paving to reduce surface water run-off.
- 7.14. Overall, having regard to the percolation characteristics of the lands and to the use of soakaways and permeable paving, which are in accordance with the provisions of the CDP and the CIRIA SuDS Manual, I am satisfied that the proposed development should not result in an adverse impact on the amenity of the area with regards to pluvial flooding.

Rural Housing Policy

- 7.15. The site is located within a 'Rural Area Under Strong Urban Influence' and I note that the PA concluded that the Applicant demonstrated compliance with objective RP5-4 of the CDP on the basis of meeting the criteria set out under paragraph (a) and (d) of said objective.
- 7.16. I note the Appellant's concerns in relation to the rural housing need of Applicant 2 and I note the response from the Applicant. My assessment of the rural housing needs of the Applicant will be primarily based on Applicant 1.
- 7.17. The details submitted by the Applicant to support his rural housing need are as follows:
- The site is owned by the applicant's parents and the total landholding amounts to 31.13 hectares.
 - The Applicant currently lives within the family home in Trantstown, Watergrasshill, and has lived here for 26 years. This is located 100 metres from the subject site.

- The Applicant works as a mechanical engineer at Glenmill Engineering Ltd. at Whitescross. I note that this facility is located in a rural area approximately 7km southwest of the subject site.
- The Applicant is engaged part time in farming.
- The Applicant attended Watergrasshill National School from 2001 to 2008. Letter from school provided confirming this attendance and stating that the Applicant lives in Trantstown.
- Applicants 1 and 2 state that they do not own or have ever owned a residential property, have never received planning permission for a residential property and have never built a home in the rural area.

7.18. Interestingly, I note that paragraph 5.3.6 of the CDP states the following: *“in the absence of new guidelines it is not feasible to reconcile the approach of the National Planning Framework (NPF) based on having a demonstratable economic or social need to construct a house in the rural area, with the detailed approach set out in the current guidelines issued in 2005, which remain in force, which advocate that people who are part of the rural community should be accommodated there. The rural housing policy of the plan is therefore based on the 2005 Guidelines.”*

7.19. Notwithstanding this paragraph of the CDP, I note that the CDP was adopted in 2022, and therefore, after the publication of the NPF (and NPO19). I note that the PA considered that the Applicant complied with the criteria outlined under objective RP5-4 (a) and (d) of the CDP. Having regard to the documentation on file, I am satisfied that the Applicant complies with the rural housing criteria outlined under said objective.

Other Issues

7.20. I note the Appellant’s concern in relation to an unauthorised conversion of a garage to residential accommodation. I note the response from the Applicant in this regard. The Appellant should note that the matter of enforcement falls under the jurisdiction of the Planning Authority.

7.21. I also note the Appellant’s concern regarding construction activity. I consider any potential negative impact to be short term due to the nature of the development. However, in the event of a grant of permission, I recommend a condition is attached

regulating construction hours. With regards to construction health and safety, the Appellant should note that this is covered by separate legislation.

Appropriate Assessment (AA) Screening

- 7.22. The subject site is not located within any European Site. The site is approximately 5km south of the Blackwater River Special Area of Conservation (SAC) (Site Code 002170). Having viewed the Environmental Protection Agency AA Mapping Tool, I note that there are no hydrological connections or other pathways to any European Site.
- 7.23. Having regard to the nature and scale of the proposed development and distance to designated sites, I consider that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

8.0 Recommendation

I recommend that permission is granted.

9.0 Reasons and Considerations

Having regard to the provisions of the Cork County Development Plan 2022-2028, to the pattern of development within the vicinity of the site, to the submissions received with the application and appeal, and to all other material considerations, it is considered, subject to compliance with the conditions set out below, that the proposed development would not seriously injure the amenity of the area and would be acceptable in terms of public health and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1.	The development shall be carried out and 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
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	<p>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>(a) The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by Denis Hegarty & Sarah O'Halloran, and shall remain so occupied for a period of at least seven years thereafter, unless consent is granted by the planning authority for its occupation by other persons who belong to the same category of housing need as the applicant. Prior to commencement of development, the applicant shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act, 2000 to this effect.</p> <p>(b) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the planning authority a written statement of confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation.</p> <p>This condition shall not affect the sale of the dwelling by a mortgagee in possession or the occupation of the dwelling by any person deriving title from such a sale.</p> <p>Reason: To ensure that the proposed house is used to meet the applicant's stated housing needs and that development in this rural area is appropriately restricted in the interest of the proper planning and sustainable development of the area.</p>
3.	<p>(a) The dwellinghouse shall be used as a permanent place of residence only.</p> <p>(b) The domestic garage shall be used solely for non-habitable ancillary domestic and private purposes only.</p>

	<p>(c) The overall site shall not be used for any commercial, industrial, business or trade purposes.</p> <p>Reason: In the interest of clarity, traffic safety and amenity.</p>
4.	<p>Details of the external finishes and colour of the proposed dwellinghouse and garage (including roof tiles/slates) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
5.	<p>(a) The entrance design shall comply with the detailed requirements of the planning authority and such details shall be agreed in writing with the planning authority prior to commencement of development.</p> <p>(b) The entrance shall be completed in accordance with the agreed design under (a) above, prior to occupation of the dwelling.</p> <p>(c) The existing western boundary hedgerow shall be retained except to the extent that its removal is necessary to provide for the entrance to the site.</p> <p>Reason: In the interest of traffic safety and protection of biodiversity.</p>
6.	<p>All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or to adjoining properties.</p> <p>Reason: In the interest of traffic safety and to prevent pollution.</p>
7.	<p>(a) The location of the proposed soakaway serving the dwelling and garage shall be designed in accordance with BRE365 standards and relocated to the rear of the dwelling. This revised location shall be agreed in writing with the planning authority prior to commencement of development.</p>

	<p>(b) The driveway shall be comprised of permeable surfacing.</p> <p>Reason: In the interest of sustainable drainage.</p>
8.	<p>(a) The proposed septic tank drainage system shall be in accordance with the standards set out in the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency (EPA), 2021.</p> <p>(b) Treated effluent from the septic tank system shall be discharged to a percolation area which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency (EPA), 2021.</p> <p>(c) Within three months of the first occupation of the dwelling, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the septic tank and percolation area are constructed in accordance with the standards set out in the EPA document</p> <p>Reason: In the interest of public health.</p>
9.	<p>(a) The northern, eastern and southern boundaries of the site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with a landscaping plan which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The scheme shall include a timescale for implementation and include proposals for the protection of all existing planting for the duration of construction works on site, together with proposals for adequate protection of new planting from damage until established.</p> <p>(b) 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.</p>

	<p>Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual 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>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 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>

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	317878		
Proposed Development Summary	Construction of single dwelling, domestic garage and septic tank with percolation area		
Development Address	Trantstown, Watergrasshill, 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			Conclusion
Yes	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Class 10(b)(i) Construction of more than 500 dwelling units Class 15 Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the 	Development is for a single dwelling unit.
			Conclusion
			Proceed to Q.4

		environment, having regard to the criteria set out in Schedule 7.		
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4. Has Schedule 7A information been submitted?		
No	<input checked="" type="checkbox"/>	Preliminary Examination required
Yes		Screening Determination required

Form 2 - EIA Preliminary Examination

An Bord Pleanála Case Reference	317878	
Proposed Development Summary	Construction of single dwelling, domestic garage and septic tank with percolation area	
Development Address	Trantstown, Watergrasshill, 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 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 development is for a single dwellinghouse within a rural area.</p> <p>Wastewater treatment unit proposed; subsurface percolation value calculated at 15.14min/25mm in accordance with EPA Code of Practice.</p>	No
<p>Size of the Development Is the size of the proposed development exceptional in the context of the existing environment?</p>	<p>The development site measures 0.37 hectares. The size of the development is not exceptional in the context of the existing environment.</p> <p>There is no real likelihood of significant cumulative effects with existing and permitted projects in the area.</p>	No

<p>Are there significant cumulative considerations having regard to other existing and/or permitted projects?</p>		
<p>Location of the Development 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 5km south of the Blackwater River Special Area of Conservation (SAC) (Site Code 002170).</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: _____