



An
Bord
Pleanála

Inspector's Report

ABP-318038-23

Development	Construction of new dwelling house with septic tank and percolation area and all associated site works.
Location	Rinroe Grange Td., Grange, Co. Sligo.
Planning Authority	Sligo County Council
Planning Authority Reg. Ref.	2360164
Applicant(s)	Cillian and Joanne Feeney
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant(s)	David Barry
Observer(s)	None.
Date of Site Inspection	17/04/24
Inspector	Darragh Ryan

1.0 Site Location and Description

- 1.1. The subject site is located in the townland of Rinroe approximately 1km northwest of Grange. The site is located at the end of a private cul de sac road, which joins local road L7204. The site is a wedge-shaped, widening from the entrance back to the north west of the site. The site is for a total area of 0.227ha.
- 1.2. The site is enclosed with natural screen boundaries of native hedgerows and trees of Blackthorn, Alder and Ash. The site at this location is relatively flat. There is a single storey bungalow dwelling and garage to the southwest of the site and recently extended cottage immediately opposite the site. To the front of the site is an agricultural entrance. To the north of the site and outside of the red line boundary of the site is an archaeological monument.
- 1.3. The area is rural in character and has experienced pressure for one-off housing. The site is at the end of a significant cluster of housing and outbuildings. There is no uniform design or setback of dwellings at this location, many of the dwellings and outbuildings are located close to the public road. The applicant's parents' house is indicated 500m to the south of the proposed development.

2.0 Proposed Development

- 2.1. The proposal is to construct a storey and half storey dwelling of 181.20m² on a .227ha site. The house would be located to the south of the site and away from adjacent archaeological monument to the north. The treatment system and percolation area are proposed to be located to the rear of the dwelling. (northwest). Access is proposed from existing entrance.

3.0 Planning Authority Decision

3.1. Decision

The planning authority issued a decision to grant permission for the development. The following conditions are of note:

- C1 the dwelling house shall first be occupied as a place of permanent residence by the applicant or members of the applicants immediate family,

and shall remain so occupied for a period of at least 7 years. The applicant to enter into a Section 47 agreement on terms of this occupancy agreement.

- C3 – revised details to be submitted of gable wall elevations removing first floor window on southwest elevation and a reduction/rearrangement of windows to the first floor
- C8 – All surface water shall be dealt with on site, no surface water shall flow onto the public road

3.2. Planning Authority Reports

3.2.1. The planning officer report dated 28th of August 2023 notes the following:

- The site is located within the greenbelt of Grange as designated within the CDP 2017 -2023 (as varied). The relevant development plan policy for one-off rural houses in such locations is (P-GBSA- HOU-1). Having carried out an assessment of the applicants rural housing need, it was determined the applicant qualifies to construct a dwelling at this location.
- The sitting, scale and design of the development was deemed acceptable. It is noted that the development is located to the northwest of a cluster of dwellings and the sitting and design of the dwelling will allow for adequate assimilation into this existing cluster of dwellings and outbuildings.
- The wastewater treatment system has been reviewed by the environment department of Sligo County Council and the system as proposed is deemed acceptable.
- The proposed buffer to the rear of the site and away from the archaeological monument is deemed acceptable. The application was referred to the DAU however no response was received.
- The proposal will have no impact on any designated sites. The application site is in an area of improved grassland and there are no specific characteristics of the site which would indicate that it was a protected habitat.
- Site access is deemed acceptable with any intensification of same not considered to be significant.

3.2.2. Other Technical Reports

Environment Department – no objection with regard to installation of wastewater treatment system. Conditions are recommended.

3.3. Prescribed Bodies

None

3.4. Third Party Observations

There was one third party observation on file. Some of the issues outlined in the observations are raised in the appeal. The submission can be summarised as follows:

- There is very poor water supply in the Rinroe area, the addition of another dwelling will reduce water pressure even further.
- Having regard to traffic, the proposal will increase traffic levels and concerns with highway safety
- The private laneway has only ever been used for agricultural purposes, the proposal will change the use and result in significant intensification of same.
- There are some protected bird species (buzzards) currently nesting in the fort and the Irish hare is prevalent in the area.
- The development design is ad variance with single storey pattern of development in the area.

4.0 Planning History

Existing Site – There is no recent site history.

Site to the South

Planning Reference 23/60319 – Permission granted on the 23rd of January 2024 for the construction of an extension to a dwelling house.

5.0 Policy Context

5.1.1. Development Plan

Sligo County Development Plan 2017 – 2023 (extended to July 2024)

SP-HOU-1 Encourage a balanced supply of private housing in the county, in a manner that is consistent with the Core Strategy and the Settlement Hierarchy, and which will support the creation of sustainable communities through the provision of an appropriate range of house types and high-quality residential environments.

Green Belts

SP-S-5 Prevent inappropriate development around towns and villages by establishing green belts which shall serve the following general purposes:

- consolidate the settlements within development limits and retain their visual identity distinct from the surrounding countryside;
- reserve land for future planned expansion of settlements and for the provision of major infrastructure (e.g. transport);
- protect heritage, water quality and the recreational amenity of rural areas surrounding settlements;
- focus attention on lands within settlements which are zoned for development and likely to contribute to the regeneration of these areas.

P-GBSA-HOU-1 Accommodate proposals for one-off rural houses in the green belts and sensitive areas, subject to normal planning considerations including Habitats Directive Assessment and compliance with the guidance set out in Section 13.4 Residential development in rural areas (development management standards), where a housing need is demonstrated by the following categories of applicants:

A. landowners, including their sons and daughters, who wish to build a first home for their permanent occupation on the landholding associated with their principal family residence;

B. persons whose primary employment is in a rural-based activity with a demonstrated genuine need to live in the locality of that employment base, for example, those working in agriculture, aquaculture, forestry, horticulture or other

natural resource based employment; AND where such persons can demonstrate that the home they propose is in the interests of the proper planning and sustainable development of the area

P- WS- 5 Where connection to a public water supply is not possible, or the existing supply does not have sufficient capacity, the provision of a private water supply will be permitted only where it can be demonstrated that the proposed water supply meets the standards set out in the EU and national legislation and guidance, and would not be prejudicial to public health or would not significantly impact negatively on the source or yield of an existing supply.

13.8.3 Entrances and sightlines - General

All developments providing for access onto public roads must show that the access proposed will not create a traffic hazard or interfere with the free flow of traffic along such roads. The availability of adequate sight lines along the road from the proposed access point is the crucial requirement for road safety. Vehicle entrances and exits must also be designed to avoid hazards to pedestrians.

New entrances must provide for a surface water disposal system to ensure that no surface water is discharged onto the public road and, where roadside drains are affected, adequate provision for piping such drains shall be made to the satisfaction of the Council

5.2. Natural Heritage Designations

- Streedagh Point Dunes SAC – 400m to the North

5.3. EIA Screening

See completed form 2 on file. 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 & Development Regulations 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

6.1.1. Grounds of Appeal

This is a third-party appeal against the decision of Sligo County Council to grant permission. The grounds of the appeal can be summarised as follows:

Water Supply

- The proposed development will be connecting to the water pipe servicing the appellants dwelling. The system is already under significant pressure with significant drops in water pressure already experienced. This is having significant impacts on the functioning of the household.
- The appellant has engaged with Irish Water and has been informed the existing pipes are old and that the site is at the end of a network. There is no report on file from Irish Water or the water services department of Sligo County Council, therefore the decision to grant permission without associated reports was erroneous.

Traffic and Road Infrastructure

- The road substantially narrows towards the site and is bound on both sides by stone walls and structures resulting in road users having to reverse around corners. This presents a hazard to road users.
- There are currently 10 inhabited dwellings in Rinroe with 2 vehicles on average per household. This equates to an average of potentially 40 car movements per day. There are also several agricultural land holdings in Rinroe with Agricultural vehicles using the same access to their holdings.
- There will be a hazard of access and egress from the appellants dwelling as vehicle access will be via a private agricultural laneway which meets the local roadway at the entrance to the dwelling. It is considered that due consideration was not given to road safety.

- The appellant has supplied dashcam footage of roadway, and access and egress from the dwelling.

6.2. Applicants response

- Applicant has set out their rural housing need.
- The applicant has stated that water supply pressure issues are a matter for Uisce Eireann and not the local authority. It is not their wish to live in a house with poor water supply. This issue should not prevent planning permission been granted; the applicant would be quite willing to drill their own well on site if its deemed one is required.
- Having regard to traffic, the applicant currently uses this laneway presently, making several trips a day to check livestock etc. The proposal will not result in an intensification of use of this laneway, as certain trips will not have to be made to the farm to check cattle etc.
- The laneway being used to access the site is wide enough and has good sightlines from the point where it meets the public road. There is no issue with safety entering and leaving the appellants entrance, as cars on the laneway can easily be seen.

6.3. Planning Authority Response

- It is considered that the appellants submission to the Board does not include additional supporting information which would alter the assessment as made within the Planners Report and decision of the Planning Authority to grant permission. All other matters raised are civil in nature and not a matter for the planning authority.

6.4. Observations

- None

7.0 Assessment

7.1.1. 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 guidance, I consider the main issues in relation to this appeal are as follows:

- Water Supply
- Traffic Safety
- Other Matters
- Appropriate Assessment

7.2. Water Supply

7.2.1. The subject site is located at the end of a cluster of one-off residential dwellings in a rural area and is serviced by existing water supply infrastructure. The appellants states that there is an issue with the current supply and these have not been addressed by the local authority or Uisce Eireann. The applicants state that it would not be their wish to live in a dwelling with reduced water pressure and would be willing to sink a well in order to supply water to their house, if this was deemed necessary. The provision and management of water supply at this location is a matter for Uisce Eireann.

I acknowledge that the planning authority forwarded the file for comment to Uisce Eireann, yet no response was received. In their submission to the board, the planning authority has not raised any concerns regarding water supply issues. They assert that, for the purposes of planning permission, the applicant has met legislative requirements, and any further matters are of a civil nature beyond the planning authority's remit.

7.2.2. I note policy objective P-WS-5 of the County Development Plan states that where a connection to a public water supply is not possible or there is insufficient capacity, a private water supply can be considered subject to meeting standards as set out in EU and national guidance. Table 9.B of the County Development Plan does not indicate any works are proposed in relation to the North Sligo Regional Scheme

7.2.3. Having noted the submission of the appellant, the applicant and the local authority, I do not consider the issue raised in relation to water supply on its own is a substantive issue that would warrant the overturning of the granted planning permission in this instance. Given that no concerns are raised by the planning authority or Uisce Eireann with regard to water supply and the applicant's potential recourse to sinking a well on the property, subject to appropriate permissions and meeting relevant standards, I regard the water supply matter as insufficiently substantial to warrant the reversal of the planning decision. Therefore, I regard the matter of water supply as not constituting a substantial concern meriting the reversal of planning permission.

7.3. Traffic Impact

- 7.3.1. The proposed development is situated along a shared agricultural laneway branching off a public cul-de-sac road, surrounded by numerous rural residences and farm structures.
- 7.3.2. A key concern raised in the appeal revolves around sightlines from the proposed access point and their potential impact on traffic safety. Notably, the application lacks detailed sightline information. The applicant intends to utilise an existing agricultural entrance on the laneway, which currently serves agricultural activities. However, the laneway is in a state of disrepair and requires upgrading.
- 7.3.3. Upon site inspection, it was observed that sightlines from the intersection of the public road and the agricultural laneway meet acceptable standards. There are sightlines exceeding 90 meters in both southwest and southeast directions from the proposed access point along the public road. Despite the narrowness of the public road and its numerous bends, the surface has recently been upgraded with new surface dressing. The planning authority assessed that traffic speeds on the local road are generally low, with no significant implications for highway safety anticipated from any increase in access activity. I agree with the planning authority that the prevailing traffic conditions are characterised by low travelling speeds and volumes which mitigate concerns regarding intensification along the public road.
- 7.3.4. Potential issues arise concerning the neighbouring domestic entrance situated at the junction of the agricultural laneway and the public road. The appellant has expressed fears that the proposed development could lead to conflicts between traffic entering

and exiting the private agricultural laneway and the appellant's property. Upon reviewing video evidence provided by the appellant, I find no compelling evidence to suggest that traffic movements in and out of the private agricultural laneway would pose a significant conflict with traffic accessing the existing domestic dwelling. Given the low speeds of traffic entering and exiting the site and the minimal boundaries surrounding the area, I conclude that the proposed development, as outlined, does not present substantial traffic concerns.

- 7.3.5. The current road network and junction with the private laneway are well-established, catering to a relatively modest volume of traffic, primarily serving local residents and workers. The shared agricultural laneway is already in use, and the proposed utilization for a single private dwelling does not constitute a notable intensification. Consequently, I find the proposal to align with Development Management Standard 13.8.3 of the Sligo County Development Plan. A refusal of planning permission solely on traffic-related grounds would not be warranted.

7.4. Other Matters

7.4.1. Site Suitability Assessment

The applicant has completed a Site Characterisation Form that concludes the site is suitable for a secondary treatment system and soil polishing filter (Tricel Novo Package Plant and Gravity Soil Polishing filter). The site is suitable for a standard septic tank system and percolation area, however owing to site constraints and desire to keep a buffer from enclosure to the rear of the site, a packaged waste water treatment system is proposed. I note that within the trial hole excavated to 3m no ground water or rock was encountered. The soil profile as described includes a gravel with silt /sand with small stones below 1.4m. An average subsurface percolation value of 16.33 was recorded. Based on the submitted information it has been demonstrated that the proposed wastewater treatment system, complies with EPA Code of Practice guidance in terms of ground conditions and separation distance. I note the Planning Authority conclude that the site is suitable for the treatment of wastewater. I consider the proposal to install a packaged wastewater treatment system in this instance to be acceptable.

7.4.2. Archaeology

To the north of the site lies an enclosure identified as SL002456. The applicants have indicated their intention to maintain a 25-meter buffer from the outer known edge of this enclosure indefinitely. Although no formal Archaeology report accompanied the application, I find that establishing a 25-meter buffer constitutes an appropriate measure of mitigation in this context. Considering the proximity of the proposed dwelling to this enclosure, I recommend the implementation of archaeological monitoring on-site. Therefore, I suggest the inclusion of a condition upon granting planning permission, requiring the applicant to maintain the designated buffer indefinitely and ensure the provision of archaeological monitoring during the construction phase.

7.5. Appropriate Assessment

- 7.5.1. I have considered the proposal to retain existing shed/garage in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The subject site is located within a rural location 0.4km southeast of the nearest European Site, Streedagh Point Dunes SAC. The development proposal consists of construction of a single dwelling.

Having considered the nature, scale, and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is as follows:

- scale and nature of the development]
- Location-distance from nearest European site and lack of connections

I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

8.0 Recommendation

- 8.1. 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.

9.0 Reasons and Considerations

The proposed development is in compliance with the guidelines outlined in the Mayo County Development Plan 2022-2028, specifically adhering to Development Management Standard 13.8.3 concerning entrances and sightlines. It is considered that, subject to compliance with the conditions set out below, the proposed development would not be seriously injurious to the amenities of the area or the residential amenities of properties in the vicinity and would not give rise to implications for traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10. Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the plans and particulars received on the 15th of September 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.

Reason: In the interest of clarity.

2. The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by the applicant, members of the applicant's immediate family or their heirs, 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.

(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.

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.

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 [to meeting essential local need] in the interest of the proper planning and sustainable development of the area

3. Before development commences on foot of this permission , details of the following shall be submitted for the written agreement of the planning department:

(a) Revised gable wall elevations (northeast and southwest) to omit first floor window on southwest elevation and revised proposal for a reduced number of windows to the first floor of northeast elevation.

Reason: In the interest of visual amenity, proper planning and sustainable development

4. The treatment plant and polishing filter shall be located, constructed and maintained in accordance with the details submitted to the planning authority and in accordance with the requirements of the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2021. No system

other than the type proposed in the submissions shall be installed unless agreed in writing with the planning authority.

(b) Certification by the system manufacturer that the system has been properly installed shall be submitted to the planning authority within four weeks of the installation of the system.

(c) A maintenance contract for the treatment system shall be entered into and paid in advance for a minimum period of five years from the first occupancy of the dwellinghouse and thereafter shall be kept in place at all times. Signed and dated copies of the contract shall be submitted to, and agreed in writing with, the planning authority within four weeks of the installation.

(d) Surface water soakaways shall be located such that the drainage from the dwelling and paved areas of the site shall be diverted away from the location of the polishing filter.

(e) 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 proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner and that the polishing filter is constructed in accordance with the standards set out in the EPA document.

Reason: In the interest of public health

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution

6. The roof colour of the proposed house shall be blue-black, black, dark brown or dark-grey. The colour of the ridge tile shall be the same as the colour of the roof.

The external walls shall be finished in neutral colours such as grey or off-white.

Reason: In the interest of visual amenity.

7. 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 adjoining properties.

(b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

(c) the applicant shall submit details for the written agreement of the planning authority for the upgrade and maintenance of private agricultural laneway, which shall include provision for the implementation of permeable surface treatment.

Reason: In the interest of traffic safety and to prevent surface water pollution.

8. The landscaping scheme shown on site layout, as submitted to the An Bord Pleanála on the 15th day of September 2023 shall be carried out within the first planting season following substantial completion of external construction works. In addition to the proposals in the submitted scheme, the following shall be carried out:

(b) Additional Screen planting of native tree and hedge species shall be provided along the northern and southern boundaries. These species shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder.

(C) All planting shall be adequately protected from damage until established. 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.

Reason: In the interest of residential and visual amenity.

9. The developer shall retain the 25m buffer to the outer known edge of the recorded monument as outlined within the site layout submitted with the planning application in perpetuity. The developer is required to facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -
- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,
 - (b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and
 - (c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

10. 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.

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.

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.

Darragh Ryan
Planning Inspector

8th of May 2024

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	318038-23		
Proposed Development Summary	Construction of a dwelling house, Construction of new dwelling house with onsite waste water treatment system and all associated site works.		
Development Address	Rinroe Grange Td., Grange, Co. Sligo		
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	X
		No	
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?			
Yes			
No	X		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			
Yes	X	Class/Threshold.....	Proceed to Q.4

4. Has Schedule 7A information been submitted?

No		Preliminary Examination required
Yes		Screening Determination required

Inspector: _____ **Date:** _____

Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	318038-23	
Proposed Development Summary	Construction of a dwelling house, installation of onsite waste water treatment system	
Development Address	Rinroe Grange Td., Grange, Co. Sligo	
<p>The Board carries out a preliminary examination [Ref. Art. 109(2)(a), Planning and Development Regulations 2001 (as amended)] of, at least, the nature, size or location of the proposed development having regard to the criteria set out in Schedule 7 of the Regulations.</p>		
	Examination	Yes/No/ Uncertain
<p>Nature of the Development</p> <p>Is the nature of the proposed development exceptional in the context of the existing environment?</p> <p>Will the development result in the production of any significant waste, emissions or pollutants?</p>	<p>The site is located on a site of agricultural land. The proposed development is not exceptional in the context of existing environment.</p> <p>No the proposal is to construct a dwelling house. All waste can be managed through standard construction management measures.</p>	No
<p>Size of the Development</p> <p>Is the size of the proposed development exceptional in the context of the existing environment?</p> <p>Are there significant cumulative considerations having regard to other existing and/or permitted projects?</p>	<p>No the red line boundary of the site remains the same. There is no extension to boundary as a result of proposed development. The site area is 0.227ha.</p> <p>There are no other developments under construction in proximity to the site. All other development are established uses.</p>	No
<p>Location of the Development</p> <p>Is the proposed</p>	<p>The proposed development is located 400m south of</p>	No

development located on, in, adjoining or does it have the potential to significantly impact on an ecologically sensitive site or location?	the Streedagh Point Dunes SAC. The proposal includes standard best practices methodologies for the control and management of wastewater and surface water on site.	
Does the proposed development have the potential to significantly affect other significant environmental sensitivities in the area?	There are no other locally sensitive environmental sensitivities in the vicinity of relevance.	
Conclusion		
<p>There is no real likelihood of significant effects on the environment.</p> <p>EIA not required.</p>		

Inspector: _____

Date: _____

DP/ADP: _____

Date: _____

(only where Schedule 7A information or EIAR required)