



An
Bord
Pleanála

Inspector's Report

ABP-318148-23

Development

Construction of a new two storey, four bedroom detached dwelling house, single storey detached garage to the side, and the creation of a new vehicular access and new driveway off Hawkins Lane, and all associated site works

Location

Site at Raheen, Hawkins Lane, Greystones, Co. Wicklow

Planning Authority

Wicklow County Council

Planning Authority Reg. Ref.

2360008

Applicant(s)

Niamh & Mark Bownes

Type of Application

Permission

Planning Authority Decision

Grant Permission

Type of Appeal

Third Party

Appellant(s)

Tadhg O'Brien

Observer(s)

None

Date of Site Inspection

18th December 2023

Inspector

Emma Nevin

1.0 Site Location and Description

- 1.1. The appeal site, which has a stated area of 0.120 ha, is located on the western side of Hawkins Lane at the junction with Quarry Road, to the southeast of Greystones town.
- 1.2. The appeal site comprises is located to the southeast corner, i.e., the front garden area of the much larger grounds of Raheen, which is an existing detached 1890's property. The site is currently grass over and has mature hedging along its southern and eastern side. The garden associated with the main dwelling on site is located to the north and west.
- 1.3. The site addresses Hawkins Lane to the east, the road serves several dwellings on both sides of the road. The subject site is served by a splayed recessed entrance with pillars and metal fencing. The roadside boundaries comprise of mature hedgerow planting.
- 1.4. There is a detached dormer bungalow located to the south of the application site, known as 'Beg Meil', with the existing dwelling to the existing dwelling, Raheen, positioned to the northwest corner of the site.
- 1.5. The site is located within the boundary of the Burnaby Architectural Conservation Area (ACA), however the existing dwelling on site, Raheen, is not a listed property.

2.0 Proposed Development

- 2.1. The proposed development comprises the construction of a detached two storey dwelling, a detached single storey domestic garage, new entrance, and driveway.
- 2.2. The dwelling as proposed has a stated floor area of 249.1 sq. m. and comprises a four-bedroom two storey dwelling located to the southeast of the site and is set back some 15 - 18 metres from the roadside boundary with Hawkins Lane (east). The dwelling as proposed is contemporary in design and form with a gable fronted elevation with an overall height of 7.5 metres. The principle elevation would be east facing.
- 2.3. A detached garage is proposed, which is to be sited to the northwest of the proposed dwelling and will be some 2.7 metres from the northern boundary of the site. The

garage has a stated area of 12.3 sq. m. and will accommodate parking and plant/store.

- 2.4. The dwelling house would be accessed via a new entrance to the east of the site, which will be accessed off the existing Hawkins Lane.
- 2.5. Several of the existing trees and hedgerows on site will be retained and it is proposed to supplement these with additional tree planting on site and a new fence and native hedgerow to the site boundaries.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. The Planning Authority granted permission, following further significant information request, and clarification of further information request, on 7th September 2023, subject to 7 conditions, which included the following:
 - Condition 2 relates to development contributions in respect of public infrastructure and facilities benefiting the development in the area.
 - Condition 3 requires that the written agreement of Uisce Eireann be obtained for the provision of water services necessary to serve the proposed development.
 - Condition 6 relates to the occupation of the dwelling.
 - Condition 7 requires that the dwelling, entrance, and front boundary treatments shall accord with the Design Statement submitted and agreed with the planning authority.

3.2. Planning Authority Reports

- 3.2.1. Planning Reports dated 12th June 2023, 1st August 2023 and 5th September 2023 have been provided.
- 3.2.2. The original planning report considered it necessary to seek further information on the following items:
 - To reconsider the design/finish of the proposed dwelling and to submit a revised detailed Design Statement which clearly describes the rationale for

the proposed dwelling design, which clearly demonstrates how the architectural design of the proposed dwelling fully responds to its surrounding context.

- To submit full details including photographic samples of all of the proposed finishes to the dwelling and to justify the choice of colour and finish and describe why the finishes are appropriate to the site's location in an ACA.
- To provide adequate sightlines at the proposed entrance and to provide layout and elevational details of the proposed entrance, including landscaping and proposed boundary treatments.
- To clarify the location of the foul sewer and to submit details as to how surface water runoff from the proposed development will be prevented from flowing onto the public road.
- The further information was also deemed to be significant and revised public notices were submitted.

3.2.3. The second planning report considered it necessary to seek clarification of further information as follows:

- It was considered that better sightlines can be achieved at this entrance whilst balancing the need to retain the sylvan character of the front boundary of the site. The applicant was therefore requested to submit a revised site plan showing the maximum sightline distances which can be achieved in either direction whilst retaining/re-establishing an appropriate boundary treatment along the roadside boundary of the proposed dwelling.
- In respect of the foul details submitted the applicant was requested to submit details showing how a foul drain connection from the proposed development can be made into the manhole in the grass verge and not into the pipe outside the property which is an old Victorian vitrified clay pipe and to clarify if the foul drain and the water service connection can be located adjacent to each other so that they can be laid in a single trench in the public road so as to avoid unnecessary extra damage to the public road.

3.2.4. The third planning report assessed the clarification of further information as follows:

- The revised drawings proposed to retain the outer pillars of the splayed entrance, and much of the original boundary would be retained including the plinth and gate associated with Raheen. The hedge is also to be retained. This arrangement was considered acceptable.
- The proposed foul and water proposals are considered acceptable subject to conditions.

3.2.5. The planners report concluded that the development is in accordance with the Wicklow County Development Plan 2022 – 2028, subject to 7 no. conditions.

3.2.6. Other Technical Reports

Municipal District Engineer: Reports received on 09/05/2023, 31/07/2023 and 18/08/2023 on file.

3.3. Prescribed Bodies

3.3.1. The Planning Authority indicated that the following prescribed bodies were consulted.

- An Taisce: No report received by the local authority.
- Arts Council of Ireland: No report received by the local authority.
- Uisce Eireann: No report received by the local authority.
- Fáilte Ireland: No report received by the local authority.
- Department of Housing, Local Government and Heritage: No report received by the local authority.
- The Heritage Council: No report received by the local authority.

3.4. Third Party Observations

3.4.1. One third party submission was received, the issues raised can be summarised as follows:

- The proposed development will result in the loss of light to windows in the dwelling located to the south of the application site.

- Impact of the proposed dwelling on the privacy of the dwelling to the south.
- Proposal would exceed a density of 10 dph.
- Hawkins Lane is too narrow to cope with the additional traffic.
- Concerns regarding the impact of the proposed development on parking and the amenity of the area during construction.

3.4.2. Following the submission of revised public notices and following a period of further consultation, one additional observation was received. New issues raised can be summarised as follows:

- The proposed trees along the shared boundary with the property to the south will impact in terms of loss of light.
- Accuracy and scale of the drawings submitted.
- Inaccuracies in the Design Statement specifically the reference to the windows on the northern ground floor elevation of the property to the south.
- Noted that photographs of the northern boundary of the adjoining property relative to the existing shared boundary have been submitted by the observer.
- Privacy issues with regard to the existing conservatory to the rear of the adjoining property to the south.
- The boundary to the front of the observer's property have not been accurately shown and they have not agreed to changes to this front boundary.
- The observer does not feel that the concerns they had raised in their original submission have been addressed as part of the revised design.

4.0 Planning History

None pertaining to the appeal site.

5.0 Policy Context

5.1. Wicklow County Development Plan 2022 – 2028

5.1.1. Settlement Strategy Objective CPO 4.8 *“To prepare new local plans for the following areas during the lifetime of this development plan: Bray Municipal District, Wicklow-Rathnew, Arklow, Greystones-Delgany and Kilcoole, Blessington”.*

5.1.2. The following are of relevance:

- Chapter 8 Built Heritage, CPO 8.21 *“Within Architectural Conservation Areas, all those buildings, spaces, archaeological sites, trees, street furniture, views and other aspects of the environment which form an essential part of their character, as set out in their character appraisals, shall be considered for protection. The repair and refurbishment of existing buildings within the ACA will be favoured over demolition/new build in so far as practicable”.*
- Appendix A – Development Design Standards Section 3.1.6 Infill/Backland Development in Existing Housing Areas, which identifies the standards pertaining to opportunities within larger plot sizes for infill or backland type development.

5.2. Greystones-Delgany & Kilcoole Local Area Plan 2013 – 2019

5.2.1. I note that the Under the Greystones-Delgany & Kilcoole Local Area Plan (LAP) 2013 – 2019 has expired, however the Council have commenced the review of the existing LAP and are at the pre-draft public consultation stage.

5.2.2. Under the LAP the site was zoned ‘R10’, with a stated objective *“To provide for the development of sustainable residential communities up to a maximum density of 10 units per hectare and to preserve and protect residential amenity”.*

5.2.3. Under the Burnaby ACA: the application site is within the Greystones-Delgany - Architectural Conservation Area (ACA) The Burnaby.

5.2.4. The following are of relevance:

- Section 9.2 Objectives HER12: *“To preserve the character of Architectural Conservation Areas (ACAs), in accordance with Appendix B...”.*
- Appendix B: LAP Heritage Features Section 3.4 The Burnaby ACA and Section 3.8 Architectural Conservation Areas and Development.

5.3. Section 28 Ministerial Guidelines

5.3.1. Having considered the nature of the proposal and the documentation on file, I am of the opinion that the directly relevant S28 Ministerial Guidelines are:

- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities;
- Design Manual for Urban Roads and Streets; and
- Urban Development and Building Heights Guidelines.

5.4. Natural Heritage Designations

5.4.1. The subject site is not located within a designated European Site. The closest such site is the Murrough SPA (Site Code 004186), which is approx. 1.27km to the southeast of the site.

5.5. EIA Screening

5.5.1. I refer the Board to the completed Form 1 and Form 2 in Appendix 1. Having regard to the nature, size and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations, I have concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. A third-party appeal has been received from Tadhg O'Brien. The grounds of appeal are summarised below:

- No objection to the principle of a new dwelling, however the size and positioning of the dwelling as proposed will deprive the adjoining dwelling to the south, i.e. 'Beg Meil' adjacent of privacy and natural light.

- The disruption to Hawkins Lane from experience of similar construction projects. Some suggested mitigation measures were suggested in the submission dated 09/05/2023, which were ignored by the local authority for example toilet facilities, parking for construction vehicles and cars to be provided within the grounds of Raheen and not on the laneway.
- The Architects Design Statement contained factual inaccuracies, which was raised in the submission dated 23/07/2023, and was ignored by the local authority.
- The drains map contained significant inaccuracies, which was raised in the submission dated 23/07/2023, and was ignored by the local authority.
- There is ambiguous assertion of new plantings and removal of existing boundary hedges in the proposal, which will further impact lighting.

6.2. Applicant Response

6.2.1. A first party response to the appeal dated 26th October 2023, was submitted by Marston Planning Consultancy on behalf of the applicant. The submission responds to the issues raised within the third-party appeal as follows: -

- **Alleged impacts arising to adjoining dwelling to the south, 'Beg Meil' i.e., loss of light and loss of privacy** – a shadow analysis was undertaken as part of the appeal response, which indicates that the proposed new dwelling and any associated new tree planting will not result in overshadowing of the adjoining dwelling.
- The proposed development is well screened by existing boundary hedging and with the significant setback from the shared boundary, there will be no loss of privacy or amenity.
- **Alleged Construction Traffic and Operation Impacts at Hawkins Lane** – it is confirmed that best practice measures in terms of construction management will be utilised at the appeal site including those relating to construction traffic, deliveries, construction worker parking and staff facilities.

It is intended that all parking and construction compound will be within the overall site, or at a location that would not impede the use of Hawkins Lane.

- The first party also highlight the sightlines provided as part of the clarification of further information which were deemed acceptable by the local authority.
- **Architects Design Statement** – any errors/omissions of details on the elevations of Beg Meil are as a result of extensive existing hedging making the adjoining dwelling not visible from the proposed site when the survey was being undertaken. It is confirmed that the street elevation and the height differentials are correct.
- No evidence has provided to back up the claim that the tree planting would negatively impact the levels of natural light, or how this would be the case given the already high hedgerow along this boundary.
- **Drains map** – the points raised are noted but are considered irrelevant to the consideration of the appeal, this matter was fully addressed by the local authority.

6.3. **Planning Authority Response**

None received.

6.4. **Observations**

None received.

6.5. **Further Responses**

None received.

7.0 **Assessment**

7.1. Having inspected the site and considered the contents of the appeal, I consider the main issues which arise in relation to this appeal are as follows:

- I. Zoning
- II. Impact on adjoining amenity

- III. Impact to Hawkins Lane
- IV. Inaccuracies in planning application
- V. Appropriate Assessment, and
- VI. Other Matters.

7.2. Zoning

- 7.2.1. The site was zoned for residential development (Objective R10) under the Greystones-Delgany & Kilcoole LAP 2013 – 2019, however this LAP has expired.
- 7.2.2. The Council have commenced the review of the existing LAP and are currently at the pre-draft public consultation stage of the Greystones - Delgany & Kilcoole Local Area Plan.
- 7.2.3. Notwithstanding, the site was zoned for residential under the Greystones-Delgany & Kilcoole LAP, 2013 – 2019, and this informs my assessment and the proper planning of the area.

7.3. Impact on adjoining amenities

- 7.3.1. The grounds of appeal express concerns regarding the impact on the amenities of the adjoining dwelling to the south, 'Beg Meil' in terms of privacy and loss of light.
- 7.3.2. The proposed dwelling will be due north of the adjoining dwelling, 'Beg Meil', and will be set back from the shared boundary by some 11.7 – 12.5 metres. I also note that the proposed dwelling maintains the front and rear building line of the adjoining dwelling to the south. Three first floor windows are proposed to the side elevation of the proposed dwelling, however, noting the position of the proposed dwelling relative to the adjoining dwelling to the south, and its associated private amenity space, I do not consider that the proposed dwelling would result in a loss of privacy of 'Beg Meil' by reasons of overlooking.
- 7.3.3. In terms of loss of light, while the proposed dwelling is due north, nothing the aforementioned separation distances, I do not consider that the proposed dwelling would result in a significant loss of light to the adjoining site to the south.
- 7.3.4. I also note the shadow survey submitted by the applicant in response to the appeal, which indicates that the proposed new dwelling would not result in the overshadowing of the dwelling at 'Beg Meil'.

7.4. Impact to Hawkins Lane

- 7.4.1. The grounds of appeal express concerns regarding the disruption to Hawkins Lane during the construction phase. While I acknowledge that some disruption is to be expected with construction work, I note the extensive plot associated with the appeal site and the availability for on-site storage of construction traffic and materials in this regard.
- 7.4.2. The applicant has also stated that best practice measures in terms of construction management will be utilised at the site.
- 7.4.3. Notwithstanding, having regard to the location of the subject site, in the event that the Board considers that the proposed development should be granted, a condition regarding a construction management plan for the proposed development should be included, which details construction traffic, waste material, etc.

7.5. Inaccuracies in planning application

- 7.5.1. Reference has been made in the appeal to several inaccuracies in particular the elevational treatment to of the adjoining dwelling to the south of the site and the scale and accuracy of the Design Statement.
- 7.5.2. Any alleged inaccuracies on the drawings with regard to windows and boundary details relating to adjoining properties are noted, however, this relationship was assessed at site inspection stage and deemed to be acceptable.
- 7.5.3. The appellant also states that the Design Statement incorrectly states that drain access junctions are present outside the site.
- 7.5.4. I note that the local authority requested further information and clarification of further information with respect to the proposed foul and surface water proposals for the proposed development. Having reviewed the revised drainage proposals for the site, I consider that the alleged discrepancy by the appellant has been addressed as part of the assessment of the proposed development and I consider that the proposed arrangements are acceptable.
- 7.5.5. I note the requirement of a condition to be attached in respect of an agreement with Uisce Eireann regarding the provision of water services necessary for the proposed development, in the event that the Board considers that the proposed development should be granted, a condition should be included in this regard.

7.6. Appropriate Assessment

- 7.6.1. Having regard to the nature and scale of the proposed development and the nature of the receiving environment and the distance to the nearest European site, no Appropriate Assessment issues arise, and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

7.7. Other Matters

7.7.1. Burnaby Architectural Conservation Area

- 7.7.1.1. I note that the Greystones-Delgany - Architectural Conservation Area (ACA) The Burnaby, was prepared in 2020 and was included within the Greystones-Delgany & Kilcoole LAP, 2013 – 2019, which has expired.

Notwithstanding, the application site was located within the Greystones-Delgany - ACA The Burnaby. I note that the ACA highlights that *“the principle of a contemporary and minimalist design style will be encouraged within ACAs, provided it does not detract from the character of the area. It is considered that new buildings should be of their own time in appearance and should not replicate the style and detailing of heritage buildings”*. Infill development within the ACA will be considered where it is in accordance with the policies and objectives of the ACA. To this end, the applicant submitted an amended design for the proposed dwelling at further information stage.

- 7.7.1.2. The ACA, while expired, informs the proper planning of the area, and I conclude that the dwelling as proposed is designed in a contemporary form and is located in a manner, which ensures its successful integration within the area and as such will not impact negatively on the character of the area of the existing area.

7.7.2. Landscaping

- 7.7.2.1. The appellant has expressed concerns regarding the proposed landscaping in particular the new trees to the southern boundary of the proposed site. I note that the existing site is bound by significant hedging, to both the eastern elevation to Hawkins Lane and the southern boundary with the adjoining site ‘Beg Meil (the appellants site). However, maintaining the sylvan character of the area is essential to the ensuring that the character of the area is retained. New hedging and trees are

proposed within the application site, which will enclose the site and will be in keeping with the existing sylvan character.

- 7.7.2.2. As such, I do not consider that the proposed planting, which is set back from the shared site boundary to the south of the site would impact negatively on the amenity of the adjoining site.

8.0 Recommendation

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

9.0 Reasons and Considerations

- 9.1. Having regard to the zoning which applied to the site under which residential development is stated to be generally acceptable in principle, subject to the conditions set out below the proposed development would be an appropriate form of development, would not seriously injure the character or the visual amenities of the area, would not seriously injure the amenities of residential property in the vicinity and would be acceptable in terms of traffic and pedestrian safety. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

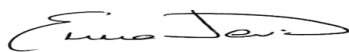
1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application [as amended by the further plans and particulars submitted on the 11 th day of July 2023 and on the 16 th day of August 2023, except as may otherwise be required in order to 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.
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	Reason: In the interest of clarity.
2.	<p>(a) Prior to commencement of development, the written agreement of Uisce Eireann shall be obtained for the provision of water services necessary to serve the proposed development.</p> <p>(b) Any connection to water services shall comply with the following requirements unless otherwise agreed in writing by the Municipal District Engineer for Greystones –</p> <p>i. The new foul connection shall be made to the manhole on Hawkins Lane. The pipe outside the property which is an old Victorian vitrified clay pipe shall not be used.</p> <p>ii. The water service connection shall be laid in the public road in the same trench as the foul sewer connection, providing the required Uisce Eireann separation distances can be adhered to.</p> <p>Reason: In the interest of the proper planning and sustainable development of the area.</p>
3.	<p>The proposed domestic garage shall be used for purposes incidental to the enjoyment of the dwelling and shall not be used for any commercial/trade/industrial or residential use shall be established therein.</p> <p>Reason: In the interests of orderly development.</p>
4.	<p>Site development and building works shall be carried out only between the hours of 0700 and 1800 Mondays to Fridays inclusive, between 0800 to 1300 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 amenities of properties in the vicinity.</p>
5.	<p>That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of the works.</p> <p>Reason: To protect the amenities of the area.</p>

6.	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health and surface water management.</p>
7.	<p>(a) The dwelling, entrance and front boundary finishes shall accord with the Architectural Design Statement submitted on the 11th July 2023 and drawing details, unless otherwise agreed in writing by the Planning Authority.</p> <p>(b) Boundary planting shall accord with the site layout submitted on the 11th July 2023, as revised by the details submitted on the 16th August 2023.</p> <p>Reason: In interest of visual amenity, to protect the character of the area.</p>
8.	<p>All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.</p> <p>Reason: In the interest of visual amenity.</p>
9.	<p>Details of the materials, colours, and textures of all the external finishes to the proposed dwelling 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>
10.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including construction parking, hours of working, noise management measures and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity.</p>
11.	<p>The developer shall pay to the planning authority a financial contribution of 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</p>

	<p>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. 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>
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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.



Emma Nevin
Planning Inspector

17th January 2024

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	318148-23		
Proposed Development Summary	Construction of a new two storey, four bedroom detached dwelling house, single storey detached garage to the side, and the creation of a new vehicular access and new driveway off Hawkins Lane, and all associated site works.		
Development Address	Raheen, Hawkins Lane, Greystones, Co. Wicklow		
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) or does it equal or exceed any relevant quantity, area or limit where specified for that class?			
Yes	X	Urban Development – new dwelling	
No			
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?			
		Threshold	Comment (if relevant)
No		N/A	
Yes	X	Urban Development – new dwelling	

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

Appendix 1 - Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	318148-23	
Proposed Development Summary	Construction of a new two storey, four bedroom detached dwelling house, single storey detached garage to the side, and the creation of a new vehicular access and new driveway off Hawkins Lane, and all associated site works.	
Development Address	Raheen, Hawkins Lane, Greystones, Co. Wicklow	
The Board carries out a preliminary examination [Ref. Art. 109(2)(a), Planning and Development Regulations 2001 (as amended)] of, at least, the nature, size or location of the proposed development having regard to the criteria set out in Schedule 7 of the Regulations.		
	Examination	Yes/No/ Uncertain
Nature of the Development Is the nature of the proposed development exceptional in the context of the existing environment? Will the development result in the production of any significant waste, emissions or pollutants?	Proposal for permission for 1 no. detached dwellings on residential zoned land located in an urban area. However, the proposal is not considered exceptional in the context of the existing urban environment. No, the proposal will be connected to the existing water supply and will be connected to the existing public sewer. Surface water will also be connected to the public sewer.	No
Size of the Development Is the size of the proposed development exceptional in the context of the existing environment? Are there significant cumulative considerations having regard to other existing and/or permitted projects?	Site measuring 0.12 ha. The proposed floor area is stated at 249.1 sq. m. with a garage totalling 12.3 sq. m. The proposal is not considered exceptional in the context of the existing urban environment. There are no other developments under construction in the proximity of the site.	No
Location of the Development Is the proposed	The appeal site is located c. 1.27km to the northwest of the Murrough SPA (Site Code 004186), however, it is not considered that the	No

<p>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>development would have a significant impact on the ecological site.</p> <p>The other nearest European site is located above 1km from the site and therefore can be excluded in terms of the potential for effects on other European sites during construction and operational phases of the proposed development.</p>	
<p style="text-align: center;">Conclusion</p>		
<p>There is no real likelihood of significant effects on the environment.</p> <p>EIA not required.</p>		

Inspector: 

Date: 17/01/2024

DP/ADP: _____ Date: _____
(only where Schedule 7A information or EIAR required)