



An  
Bord  
Pleanála

## Inspector's Report

### ABP-318641-23

#### Development

Construction of single storey house, shed and associated site works to rear of existing dwelling (a Protected Structure), and restoration of front yard of existing dwelling to original form by removal of railings and gate.

#### Location

Old Garda Station, Barrack Street, Ballymore Eustace, Co. Kildare

#### Planning Authority

Kildare County Council

#### Planning Authority Reg. Ref.

23224

#### Applicant

Brian & Stephanie Conroy

#### Type of Application

Permission

#### Planning Authority Decision

Grant Permission

#### Type of Appeal

Third Party

#### Appellant

Thomas Deegan

#### Observer(s)

None

#### Date of Site Inspection

28<sup>th</sup> February 2024

**Inspector**

Ian Campbell

## **1.0 Site Location and Description**

- 1.1. The appeal site has a stated area of 0.0817 ha and is located on the northern side of Barrack Street, c. 200 metres east of the centre of Ballymore Eustace.
- 1.2. The appeal site comprises the rear garden and front yard/curtilage of a two storey dwelling (formally a Garda Station) which has recently been extended at ground level to the rear. This dwelling is a Protected Structure (RPS Ref. B29-43 refers).
- 1.3. The front curtilage of the appeal site is bound by a metal railing and a set of gates. The rear garden slopes (upwards) from the dwelling and is elevated relative to the adjoining residence and its rear garden to the west. A two storey dwelling is located to the east of the appeal property. The host property and its rear garden are indicated as being within the applicant's control/ownership, as noted by the blue line boundary on the site plan.
- 1.4. The adjoining area is primarily residential in character. The properties on the northern side of Barrack Street comprise traditional style single and two storey houses with long rear gardens. A recent development of two storey dwellings (Barrack Street Close), consisting of a cul-de-sac development off Barrack Street, is located east of the appeal site.

## **2.0 Proposed Development**

- 2.1. The proposed development comprises;
  - Construction of detached, single storey, 3 bedroom house (stated floor area 120 sqm).
    - Material finishes to the house comprise render and brick for the external walls and tile for the roof.
    - Roof lights are indicated on rear and side roof slopes.
    - The proposed house has a hipped roof with a maximum ridge height of 5.65 metres (c. 3 metres to eaves level).
  - Construction of shed to rear/north of proposed dwelling.

- Material finishes to the shed comprise render for the external walls and slate for the roof.
- The proposed shed has a pitched roof with a maximum ridge height of c. 3.7 metres.
- Alterations to front boundary of host property, specifically;
  - the removal of metal railings and gate to leave front curtilage of property open.
  - paving and decorative pebble to driveway.
  - subdivision of front curtilage to facilitate a car parking space for proposed infill house and host property.

### **3.0 Planning Authority Decision**

#### **3.1. Request for Further Information**

Prior to the decision of the Planning Authority to grant permission for the proposed development, the Planning Authority requested Further Information.

##### **3.1.1. Further Information was requested as follows:**

Item 1: submit Archaeological Impact Assessment and carry out pre-development testing of the area associated with the proposed development.

Item 2: (i) set proposed house further back on site, increase garden area to former Garda Station and submit details of proposed green screen between existing and proposed dwelling; (ii) submit details of any changes to the proposed dwelling on foot of the repositioning of the dwelling, submit sections through the site and details of any cut/fill; (iii) indicate storage provision in accordance with the Kildare County Development Plan 2023-2029.

Item 3: submit details of boundary treatment to pedestrian access from the existing dwelling to the proposed dwelling.

Item 4: investigate potential for a joint application with neighbouring landholders to east for infill development of the lands, with access via Barrack Street Close.

### 3.1.2. Further information<sup>1</sup> submitted on 7<sup>th</sup> December 2022.

#### Item 1:

- Archaeological Impact Assessment and details of pre-development testing submitted. No archaeological remains identified.

#### Item 2:

- proposed dwelling relocated c. 8 metres further north/back on site.
- 235 sqm rear garden to host property maintained.
- details of levels on the site submitted.
- details of storage for proposed house submitted.

#### Item 3:

- existing boundaries to site to be supplemented with hedge and 2 metre high block wall between access and existing dwelling.

#### Item 4:

- joint proposal as suggested by Planning Authority not feasible. Position of proposed dwelling (set back on site) would establish a coherent building line for potential future infill development.

### 3.2. Decision

The Planning Authority issued a Notification of Decision to GRANT Permission on the 27<sup>th</sup> November 2023 subject to 14 no. conditions. The following conditions are considered relevant.

**C2 -** (a) revised boundary treatment around side access and around garden of existing dwelling to be agreed (2 metre high wall is not acceptable and shall be omitted).

(b) there shall be no physical boundary to front of existing dwelling subdividing car parking for existing and proposed dwelling.

**C6 -** at least 3 no. car parking spaces to be provided within boundaries of site.

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<sup>1</sup> The Further Information submitted by the applicants was deemed significant as the public notices were readvertised in accordance with Art. 35 of the Planning and Development Regulations, 2001, as amended.

### **3.3. Planning Authority Reports**

#### **3.3.1. Planning Reports**

The first report of the Planning Officer generally reflects the request for Further Information.

Request for Further Information recommended.

#### **3.3.2. The second report of the Planning Officer notes that the Further Information submitted is generally considered acceptable.**

The report of the Planning Officer recommends a GRANT of permission consistent with the Notification of Decision which issued.

#### **3.3.3. Other Technical Reports**

MD Engineer: report recommends refusal on basis that the proposed vehicular access and parking layout would create a traffic hazard.

Water Services: report recommends standard conditions.

Roads Department: report recommends standard conditions.

Heritage Officer: report recommends Further Information (i.e. Archaeological Impact Assessment).

Architectural Conservation Officer: report recommends conditions.

### **3.4. Prescribed Bodies**

Uisce Éireann – report recommends standard conditions.

Department of Housing, Local Government and Heritage (DoHLGH) – report on Further information recommends that no archaeological mitigation measures are required.

### **3.5. Third Party Observations**

1 no. observation was received by the Planning Authority in respect of the planning application. The observation raised concerns in relation to the potential impact of the

proposed development on the adjacent property, specifically construction related impacts; access for emergency vehicles; privacy impacts; flooding; potential for further development on site; visibility at entrance; and reference to a refusal of permission for a similar development under PA. Ref. 22/1363.

An observation was also submitted in relation to the Further Information submitted by the applicant. This observation reiterates the concerns raised in the initial observation.

## 4.0 Planning History

### Appeal Site

PA. Ref. 22/1363 – Permission REFUSED for two storey house and shed.

Refusal reasons included impact on the private amenity space of adjoining properties from overlooking, overshadowing, overbearance, and traffic hazard arising from proposed access arrangement.

PA. Ref. 18/304 – Permission GRANTED for change of use of Garda station to house, rear extension and alterations.

## 5.0 Policy Context

### 5.1. Development Plan

5.1.1. The relevant Development Plan is the Kildare County Development Plan 2023-2029.

5.1.2. The appeal site is zoned 'Village Centre' (with a zoning objective '*to provide for the development and improvement of appropriate village centre uses including residential, commercial, office and civic use*') under the Kildare County Development Plan 2023-2029.

5.1.3. The dwelling on the appeal site (former Garda station) is a Protected Structure (RPS Ref. B29-43) – see Appendix 6 Record of Protected Structure, and is also on the National Inventory of Architectural Heritage (NIAH Ref. 11820021).

5.1.4. There is a Recorded Monument c. 50 metres north of the appeal site (KD029-011003 - Castle – motte refers). The appeal site is located within an area of Archaeological Potential (see Map V2-3.4a – Volume 2).

5.1.5. The provisions of the Kildare County Development Plan 2023-2029 relevant to this assessment are as follows:

**Volume 1**

Chapter 3 (Housing)

- HO 08

Chapter 11 (Built and Cultural Heritage)

- AH 021

Chapter 15 (Development Management Standards)

- Section 15.4.6 House Design
- Section 15.6.7 Private Open Space
- Section 15.7.8 Car Parking

**Volume 2** (Part 2) Villages & Settlements

- Zone of Archaeological Potential - Map Ref V2-3.4b.
- V BE1
- V BE2
- V BE3

**5.2. Natural Heritage Designations**

Liffey Valley Meander Belt pNHA (Site Code:000393) – c. 1 km west.

**5.3. EIA Screening**

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



## 6.0 The Appeal

### 6.1. Grounds of Appeal

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

- Implications for the structural integrity of the neighbouring property/cottage to the west due to the narrow access/egress to the site.
- Potential for water and sewer connections serving the appellant's property (which enter through its east facing wall) to be affected during the construction phase of the proposed development, in particular through the use of the access by construction machinery.
- Potential for the appellant's privacy to be affected by overlooking from ground floor windows of proposed house, noting that the development site is elevated relative to the appellant's property. This overlooking is in addition to overlooking from the west elevation of the existing extension to the host property.
- Concerns that the proposed development will not be carried out as per the plans submitted.
- Potential for flooding of appellant's property, and also nuisance due to the elevated nature of the development site relative to the appellant's property.
- Hedge between the appellant's property and the development site should be retained.
- Concerns that sightlines between the appellant's property and the development site will be damaged.
- Proposed development is inappropriate and would set a precedent for piecemeal development.
- The proposal does not make appropriate provision for access for emergency vehicles.
- The proposal is not serving the applicants' housing need.

## 6.2. Applicant Response

None received.

## 6.3. Planning Authority Response

A response was received from the Planning Authority referring the Board to the planning reports, internal departmental reports and reports from Prescribed Bodies.

## 6.4. Observations

None received.

## 7.0 Assessment

7.1. I consider the main issues in relation to this appeal are as follows:

- Principle of Development.
- Impact on Residential Amenity.
- Impact on Protected Structure.
- Construction Impacts.
- Other Issues.
- Appropriate Assessment.

### 7.2. Principle of Development.

7.2.1. The appellant contends that the proposed development is inappropriate, would create a precedent for piecemeal development if permitted, and does not meet the housing needs of the applicants. I note that the appeal site, which comprises part of the rear garden of a Protected Structure, is zoned 'Village Centre' in the Kildare County Development Plan 2023-2029. 'Dwelling' is a permissible use class under the 'Village Centre' zoning. Furthermore I note that the 'Village Centre' zoning objective states that *'it will be an objective of the Council to encourage the use of buildings and backlands<sup>2</sup>'*.

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<sup>2</sup> My emphasis.

I am therefore satisfied that the principle of the proposed development is acceptable at this location.

7.2.2. The appellant refers to the proposed development as piecemeal, and raises concerns that if permitted it would create a precedent for similar development. I note that the Planning Authority requested the applicants to examine the potential for a more comprehensive development incorporating adjoining sites to the east, with access onto Barrack Street Close. I note the applicants' response to this request, which noted that the positioning of the proposed house would effectively establish a building line which could be replicated for potential future development to the rear of the dwellings at this location. Having regard to the characteristics of the appeal site I consider that the proposed development can be adequately catered for in terms of access, via the front of the site, and I am satisfied that the proposed development would not compromise the potential for future infill development on adjoining sites. In my opinion the proposed development would not be piecemeal in nature.

7.2.3. Regarding the appellant's contention that the proposed development does not represent the applicants' housing need, I note that the appeal site is not located within a rural area where such criteria would need to be met under the Kildare County Development 2023-2029.

### **7.3. Impact on Residential Amenity**

7.3.1. The appellant contends that the proposal will affect their privacy as a result of overlooking from ground floor windows, noting that the appeal site is elevated relative to the appellant's site/property. Having inspected the appeal site and viewed the appellant's property from the location of the proposed dwelling, I do not consider that the level differences between the appeal site and the appellant's site would be such that the ground floor windows of the proposed dwelling would result in significant overlooking. With the exception of a window serving a toilet there are no windows on the western elevation of the proposed dwelling. The floor plans submitted with the planning application also indicate deep reveals to the windows on the southern elevation of the proposed dwelling which will minimise the potential for lateral overlooking of the appellant's property. Additionally, I note that the boundaries between the sites, which comprises both newly planted and established hedge and

trees would obscure views of the appellant's property. In my opinion, the proposed development would result in significant overlooking of the appellant's property.

- 7.3.2. I note that the appeal submission refers to overlooking from the existing/host property on the site. I submit to the Board that any overlooking which may arise from the existing property on the site, alterations/extensions to which were permitted under a previous and separate permission, are outside the scope of this appeal.

#### **7.4. Impact on Protected Structure**

- 7.4.1. The proposed development includes the removal of an existing iron railing and set of gates which currently bounds the front curtilage of the appeal property/site. The particulars submitted with the planning application refer to the existing railings as unauthorised and I note that they are recent additions and as such are not original features of the property. I note that neither the Conservation Officer nor Heritage Officer expressed any specific concerns with this element of the proposal. The removal of this boundary will facilitate access and car parking for both the existing 'host' property and the proposed dwelling to the rear. I am satisfied that the removal of this boundary will not result in significant negative impacts on the character of setting of the Protected Structure.

#### **7.5. Construction Impacts**

- 7.5.1. The appellant raises concerns in relation to the potential for impacts to occur on his property during the construction of the proposed development, in particular on the structural integrity of his house and its connections to services (water and foul sewer), given the narrow nature of the side access which abuts the side/eastern gable wall of the appellant's property. Reference is also made to the potential for damage to sightlines and hedges forming the site boundaries between both sites.
- 7.5.2. Access to the rear of the appeal site is via a side passage (c. 2 metres in width) formed by the side walls of the appeal property and the appellant's property. The applicant has not provided details of the construction methodology for the proposal, however given the extent of the proposed development it is feasible that the proposal will not

require large scale machinery. That being said, given the proximity of the access to the appellant's property I recommend that should the Board be minded to grant permission for the proposed development a condition is attached requiring the submission of a Construction Management Plan and that a pre and post condition survey of the side/east gable wall of the appellant's property and services is undertaken by a suitably qualified engineer/surveyor.

7.5.3. The appellant raises the potential for the proposal to impact sightlines. I note that the appellant's property is not served by off-street car parking. In any event, noting the nature and extent of the proposed development I am satisfied that the proposal will not affect sightlines of any adjoining property.

7.5.4. Concerns are also raised in relation to the potential for damage to occur to hedges between the sites. I note that this issue is a civil issue to be resolved between the applicant and appellant having regard to the provisions of Section 34 (13) of the Planning and Development Act, 2000, as amended, and as such is outside the scope of this appeal.

## **7.6. Other Issues**

7.6.1. Car Parking: Condition no. 6 (a) of the Planning Authorities Notification to Grant Permission requires the provision of at least 3 no. car parking spaces. Table 15.8 (Chapter 15, Volume 1) of the Kildare County Development Plan 2023-2029 sets out car parking standards for various types of development<sup>3</sup>. Both the existing and the proposed dwellings are 3 bedroom dwellings and as such based on Table 15.8 the maximum number of carparking spaces to be provided is 2 no. The area to the front of the host property is appropriately sized to cater for car parking to serve the existing and proposed dwelling. I consider the proposal to be acceptable in terms of car parking provision and I am satisfied that it accords with the requirements of the Kildare County Development Plan 2023-2029.

7.6.2. Flooding: The appellant contends that the proposed development will potentially result in flooding of their property due to the difference in levels between both sites. Having

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<sup>3</sup> The car parking standard for a dwelling is 1 space for units up to and including 3 bed units.

visited the site I do not consider that the level difference between the two sites would be so significant as to result in flooding on the appellant's site. In the event that the Board are minded to grant permission for the proposed development I recommend that a condition is attached stipulating that the surface water from the site does not discharge to adjacent property, that the applicant submit details (including drainage calculations) of soakaway(s) for the site in accordance with BRE365, and that details of SuDS measures catering for the proposed development are agreed with the Planning Authority in advance of the commencement of development.

7.6.3. Emergency Access: The appellant notes that provision for emergency services has not been considered/provided for in the proposed development. I note that this issue is addressed separately under the requirements of Building Regulations and I draw the Board's attention to Section 7.8 of the Development Management, Guidelines for Planning Authorities, 2007 which states that it is inappropriate in development management to deal with matters which are the subject of other controls.

7.6.4. Part V: The applicants have been granted an Exemption Certificate in respect of the proposed development (PA. Ref. S97C/2023/00018 refers). I submit to the Board that should they be minded to grant permission for the proposed development that a planning condition requiring compliance with Part V of the Planning and Development Act, 2000, as amended is therefore not required.

## 7.5. **Appropriate Assessment**

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

## 8.0 **Recommendation**

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

## 9.0 Reasons and Considerations

Having regard to:

- (a) The design, scale and layout of the proposed development,
- (b) The pattern of development in the area,
- (c) The provisions of the Kildare County Development Plan 2023-2029,

it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity, the character or setting of the Protected Structure on the site, and would not result in a traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 10.0 Conditions

1.	<p>The development shall be carried out completed in accordance with the plans and particulars lodged with the application, as amended by the plans and particulars received on the 19<sup>th</sup> October 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 with the Planning Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>Prior to commencement of development the developer shall submit the following to the Planning Authority for its written agreement;</p> <ul style="list-style-type: none"><li>(i) A Construction Management Plan (to include details of how interfaces with third party property are to be protected during construction and a method statement for the proposed development).</li><li>(ii) A pre and post condition survey of the side/eastern gable wall of the dwelling to the west of the site (to be carried out by a qualified</li></ul>

	<p>engineer/surveyor). The scope of the pre and post survey shall also include services (water, foul sewer etc.).</p> <p><b>Reason:</b> In the interest of proper planning and sustainable development.</p>
3.	<p>The external finishes to the proposed development shall be as indicated on <i>Drawing No.P2000</i> and <i>Drawing No. P2001</i>, unless otherwise agreed with the Planning Authority prior to commencement of development. Render/plaster finishes shall be neutral in colour.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
4.	<p>Prior to commencement of development the developer shall submit details of all proposed boundary treatments to the Planning Authority for its written agreement.</p> <p><b>Reason:</b> To protect the character and setting of the Protected Structure on the site.</p>
5.	<p>Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the Planning Authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health.</p>
6.	<p>Prior to commencement of development the developer shall submit the following to the Planning Authority for its written agreement;</p> <ul style="list-style-type: none"> <li>(i) Details of soakaway(s), including drainage calculations, in accordance with BRE365.</li> <li>(ii) Details of SuDS measures.</li> </ul> <p>Surface water run-off from the site shall be discharged to appropriately designed soakaway(s) and shall not discharge to adjacent property.</p> <p><b>Reason:</b> In the interest of proper planning and sustainable development.</p>
7.	<p>Prior to commencement of development, the developer shall enter into water connection agreement with Uisce Éireann.</p> <p><b>Reason:</b> In the interest of public health.</p>



8.	<p>Proposals for naming/numbering shall be submitted to and agreed in writing with, the Planning Authority prior to commencement of development.</p> <p><b>Reason:</b> In the interest of urban legibility.</p>
9.	<p>The shed structure hereby permitted shall be used solely for use incidental to the enjoyment of the main dwelling and shall not be sold, rented or leased independently of the main dwelling and shall not be used for the carrying on of any trade, business or commercial/industrial activity. The structure shall not be used for the purposes of independent habitation.</p> <p><b>Reason:</b> In the interest of clarity.</p>
10.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority.</p> <p><b>Reason:</b> In order to safeguard the amenities of property in the vicinity.</p>
11.	<p>All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.</p> <p><b>Reason:</b> In the interests of visual and residential amenity.</p>
12.	<p>The developer shall pay to the Planning Authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the Planning Authority and the developer or, in default of such agreement, the matter shall be</p>

	<p>referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p><b>Reason:</b> It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>
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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.

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Ian Campbell  
Planning Inspector

4<sup>th</sup> March 2024

## Appendix 1 - Form 1

### EIA Pre-Screening

[EIAR not submitted]

<b>An Bord Pleanála Case Reference</b>	ABP-318641-23		
<b>Proposed Development Summary</b>	Construction of single storey house, shed and associated site works to rear of existing dwelling (a Protected Structure), and restoration of front yard of existing dwelling to original form by removal of railings and gate.		
<b>Development Address</b>	Barrack Street, Ballymore Eustace, Co. Kildare		
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b> (that is involving construction works, demolition, or interventions in the natural surroundings)		<b>Yes</b>	X
		<b>No</b>	No further action required
<b>2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?</b>			
<b>Yes</b>			EIA Mandatory EIAR required
<b>No</b>		X	Proceed to Q.3
<b>3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?</b>			
		<b>Threshold</b>	<b>Comment (if relevant)</b>
<b>No</b>		N/A	No EIAR or Preliminary Examination required
<b>Yes</b>		Class 10, (b), (i) (threshold is 500 dwelling units)	Significantly below threshold. Proceed to Q.4

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

Inspector: Ian Campbell

Date: 4<sup>th</sup> March 2024

## Form 2

## EIA Preliminary Examination

<b>An Bord Pleanála Case Reference</b>	ABP-318641-23	
<b>Proposed Development Summary</b>	Construction of single storey house, shed and associated site works to rear of existing dwelling (a Protected Structure), and restoration of front yard of existing dwelling to original form by removal of railings and gate.	
<b>Development Address</b>	Barrack Street, Ballymore Eustace, Co. Kildare	
<p><b>The Board carries out a preliminary examination [Ref. Art. 109(2)(a), Planning and Development Regulations 2001 (as amended)] of, at least, the nature, size or location of the proposed development having regard to the criteria set out in Schedule 7 of the Regulations.</b></p>		
	<b>Examination</b>	<b>Yes/No/ Uncertain</b>
<p><b>Nature of the Development</b></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 proposed development comprises 1 no. house and a shed, and the removal of a front boundary within an urban area.</p> <p>The proposed development will not give rise to the production of significant waste, emissions or pollutants.</p>	<p>No</p> <p>No</p>
<p><b>Size of the Development</b></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</p>	<p>The size of the proposed development would not be described as exceptional in the context of the existing environment.</p> <p>There are no significant developments within the vicinity of the site which would result in significant cumulative effects/considerations.</p>	<p>No</p> <p>No</p>

and/or permitted projects?		
<b>Location of the Development</b> Is the proposed development located on, in, adjoining or does it have the potential to significantly impact on an ecologically sensitive site or location?  Does the proposed development have the potential to significantly affect other significant environmental sensitivities in the area?	Having regard to the limited nature and scale of development and the absence of any significant environmental sensitivity in the vicinity of the site, as well as the criteria set out in Schedule 7 of the Planning and Development Regulations, 2001, as amended, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.	No  • No
<b>Conclusion</b>		
<b>There is no real likelihood of significant effects on the environment.</b>  EIA not required.	<del>There is significant and realistic doubt regarding the likelihood of significant effects on the environment.</del>  <del>Schedule 7A Information required to enable a Screening Determination to be carried out.</del>	<del>There is a real likelihood of significant effects on the environment.</del>  <del>EIAR required.</del>

**Inspector: Ian Campbell**

**Date: 4<sup>th</sup> March 2024**

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

(only where Schedule 7A information or EIAR required.)