



An
Bord
Pleanála

Inspector's Report

ABP-318668-23

Development	Construction of a warehouse unit and associated site works.
Location	Gorteenabohogy, Loughrea, Co. Galway.
Planning Authority	Galway County Council
Planning Authority Reg. Ref.	23/61131
Applicant(s)	Cabriz Ltd
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant(s)	Michael Burke
Observer(s)	None
Date of Site Inspection	2/05/24
Inspector	Darragh Ryan

1.0 Site Location and Description

- 1.1. The site is located at the western edge of Loughrea town within a 60kmph speed limit. The lands at this location are 1.2km northwest of the town centre of Loughrea., The site is bounded by “Cottage Hill Commercial Park” to the east, Loughrea bypass to the north and a tyre shop to the west.
- 1.2. There is an internal industrial estate road within the site, where the applicant proposes to provide 2 access points.
- 1.3. The site is located within the 60kmph speed limit, off the Athenry Road R446. Loughrea House Hotel and Loughrea Shopping Centre are located to the east of the subject site. The site is a stated area of 1.12ha.

2.0 Proposed Development

- 2.1. The proposed development consists of the following:
 - To construct a warehouse unit (4447m²) including office space & delivery area
 - Use of 2 no existing site entrances onto existing roadway servicing Cottage Hill Commercial Park
 - Connection to existing services
 - Hard and soft landscaping
 - Provision of car parking, bicycle parking, bin stores and lighting

3.0 Planning Authority Decision

3.1. Decision

The planning authority issued a decision to grant permission subject to 15 conditions:

- C5 – The development shall be used for warehousing/ storage only. No part of the development shall be used for retail or manufacturing purposes.

- C7 – Construction Management Plan to be submitted and agreed with planning authority prior to commencement of development
- C8 – Details for management of waste on site during the operational phase shall be submitted for the written agreement of the planning authority.
- C15 – The applicant to pay a development contribution of €66,705.00 - €15 per m²

3.2. Planning Authority Reports

3.2.1. Planning Reports

There is one planning report on file the report addressed the following:

- Principle of Development considered acceptable.
- The Planning Authority considered the nature and scale of the proposed works located within an existing industrial estate within an urban settlement, which is currently served by the public water, public sewer and surface water network is acceptable in principle.
- Having regard to the location of the subject site outside of and the distance to any designated European site(s) and consideration of the conservation objectives and qualifying interests of the sites considered most at risk as outlined above. The Planning Authority concluded that the proposed development, by itself or in combination with other development in the vicinity, would not likely have a significant effect on European site(s) (direct/indirect/cumulative).
- A Stage 1/2 Road Safety Audit, Auto track analysis and public lighting plan have been submitted with the application. The details of which are noted.
- 57 car parking spaces in accordance with DM standard 31 of the Galway County Development Plan 2022 – 2028.
- Water Supply – a pre -connection enquiry from Uisce Eireann have confirmed that the proposed water connection is feasible without requirement for infrastructure upgrade. The applicant has provided evidence of sufficient legal interest to connect to these services.

- Effluent Disposal - a pre -connection enquiry from Uisce Eireann have confirmed that proposed wastewater connection is feasible without requirement for infrastructure upgrade.
- The proposed development, by virtue its design and scale, shall not pose a negative impact on the visual and residential amenity of the local area. No visual impact concerns given the site context within an Urban Environs Landscape.

3.2.2. Other Technical Reports

None

3.3. Prescribed Bodies

- Transport Infrastructure Ireland – no observations

3.4. Third Party Observations

There are three observations on file. Two letters of support and one letter of objection. The submissions can be summarised as follows:

- IDA Ireland West Region confirm their support for ALS Loughrea’s expansion of its existing footprint of Loughrea. The decision to expand the existing Galway facility is closely aligned to the Growth, Impact, Regions and Transformation pillars central to IDA Irelands strategy “Driving Recovery and Sustainable Growth 2021 – 2024.
- Letter of support from elected representative, considers that the proposed development carefully designed to integrate into the site and its delivery provided a significant opportunity to sustain the 300 jobs at ALS. The development will provide for much needed future employment growth opportunities in Loughrea.
- One letter of objection – the proposed development is to be serviced by a private wastewater treatment system that services the adjoining Cottage Hill Industrial estate. No consent has been provided by the management company to connect into this wastewater treatment system. No details have been furnished to the planning authority with regards to loadings and occupancy of the proposed development.

4.0 Planning History

Existing Site

- 4.1.1. PA reg ref: 07/5107 Permission granted to M Burke on 29th of September 2008 “for light industrial warehousing, wholesale including light ancillary office and retail in the form of 5 no. industrial/commercial type units, connection to existing permitted on-site treatment system and ancillary services for the project (GFA 5719sqm)

Subject to 17 conditions

- 4.1.2. PA reg ref: 12/1037 Extension of Duration granted for the above development

Site to West – (Cottage Hill Industrial Estate)

- 4.1.3. PA reg ref: 06/3470 Permission granted to M Burke on 18th of December 2006 for light industrial warehousing, wholesale including ancillary office and retail in the form of 5 no. industrial/commercial type units, provision of on site waste water treatment and rising main to municipal sewer and ancillary services for the project.

This development was constructed, and wastewater treatment plant was provided to serve same.

5.0 Policy Context

5.1. Development Plan

Galway County Development Plan 2023 – 2029

Policy objective WW4: Ensure that new developments will only be permitted which are adequately serviced with sufficient capacity for appropriate collection, treatment and disposal (incompliance with the Water Framework Directive and River Basin Management Plan) to the public sewer unless provided for otherwise by the plan

Section 7.5.5: In the case of larger developments, the EPA Wastewater Treatment Manuals – Treatment Systems for Small Communities, Business, Leisure Centres and Hotels (1999) is the relevant document that all developments are required to comply with.

Note – Loughrea Local Area plan 2012 – 2022 has now expired – the lands were previously zoned “Industrial” in the Loughrea Local Area Plan.

The subject lands are again proposed to be zoned “Industrial” under the provisions of the recently published Draft Loughrea Local Area Plan 2023 – 2029.

5.2. **Natural Heritage Designations**

Lough Rea SAC – 1.2km South of the proposed development

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. **Grounds of Appeal**

There is one appeal on file. The grounds for appeal can be summarised as follows:

6.1.1. Wastewater

- The proposed development required connection to a private waste water treatment plant before connecting into Uisce Eireann Infrastructure. The appellant sets out that no third-party consent from the management company (Cottage Cross Management Company Ltd) has been provided to connect into private waste water treatment system.
- It is accepted that the applicant has an easement over the sewerage network through Cottage Hill commercial Park- there is no easement through to the wastewater treatment plant which is located across the road to the north of the estate.

- The applicant has not provided design calculations to indicate that there is adequate capacity within the wastewater treatment system.
- Whereby permission is granted and there is inadequate capacity to treat the wastewater loading, the proposed development would have implications for the local and wider environment as a consequence of untreated waste water overflowing from the treatment plant. Raw effluent would likely flow into the nearest drainage ditch and from there flow towards Lough Rea SAC 1.26km south of the proposed development.
- The AA screening statement incorrectly assumes a direct connection to the main sewer operated by Irish Water. A revised statement is therefore required to address this issue or potentially the preparation of an NIS.

6.1.2. Stormwater

- Concerns raised with regard to the management of surface water on site. The proposed FFL of warehousing is marginally higher than adjacent Cottage Hill Commercial Park. The proposed building has a roof area of 4500sq.m , this effectively reduces the amount of natural soakage on site by 4500sqm from the original 11,266sqm. During construction of adjacent site, sheet rock was encountered at 1.0meters b.g.l, causing issue with surface water management. It is the appellants assertion that the proposed soakaways will not function adequately and cause localised flooding events.

6.2. **Applicant Response**

6.2.1. Consent to connect into existing wastewater infrastructure.

- The applicant states that issues regarding consent to connect into wastewater treatment system have been addressed with the application. The applicant has supplied documentation prepared by “OCWM Law LLP” which sets out the following: *“Wayleave for Wastewater Connection: Cabriz as the registered owner of the Title Folio has a wayleave over the land coloured yellow and marked “X” to “Y” on the map attached to the Transfer for the purposes of connecting up to the treatment plant and septic tank located at plan C2G3B of*

Folio GY104424F (A copy of solicitors letter, Deed of transfer and transfer map is attached)

- The applicant draws attention to the “Second Schedule” of the Deed of Transfer which explicitly provides for a “*wayleave consent...for the purpose of connecting up to the treatment plant and septic tank*” Given the appellant has provided consent for wastewater connection and is now objecting on the basis that there is no such consent, the appeal should be dismissed as vexatious.
- The issue of costs and maintenance of waste water treatment system are set out in Schedule 3 of the Deed of Transfer.
- The applicant contends that in any case regarding the above Section 34 (13) of the Planning Act applies and that the issue raised with regard to consent is a civil matter and not a planning matter.

6.2.2. Design Calculations for disposal of wastewater

- Under planning permission 07/5107 permission was granted for 5 no industrial/commercial units with a total floor area of 5719sqm. The nature and scale of the originally permitted mixed use development on site greatly exceeds that which is proposed under the current application. The development as proposed relates largely to warehousing which would produce lower levels of effluent than what was granted under previous permission.
- The applicant has submitted a “Supplementary Information” report that demonstrates the design capacity of the existing system has capacity for 300 persons which means the site is only proposing to use 10% of plant capacity. This detailed was supplied in full within the pre-connection enquiry form submitted to Uisce Eireann who had no objection on the grounds of capacity

6.2.3. Appropriate Assessment

- The appellant is in error to determine that there are capacity issues within the existing waste water treatment system on site. The applicant has indicated adequate capacity to manage effluent on site. Therefore, the screening statement is correct in that there is no potential for disturbance to the Lough

Rea SAC and Lough Rea SPA , in this regard a revised Appropriate Assessment Screening or NIS is not required.

6.2.4. Stormwater

- All stormwater proposals are set out within the Engineering Services report prepared by consulting engineers. Infiltration tests were carried out, along with submission of photographs and design of soakage based on calculations. Stormwater can be effectively managed on site.

6.2.5. Vexatious appeal

The applicant seeks that the Board dismiss the appeal as vexatious for the following reasons:

- The appellant was the previous owner of the site.
- The appellant previously achieved permission for a more intensive development on site
- The appellant provided consent to the new owner for wastewater connection
- The appellant is now a director and shareholder of the Management Company

6.3. **Planning Authority Response**

None

6.4. **Observations**

None

6.5. **Further Responses**

None

7.0 Assessment

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:

- Waste Water Treatment
- Stormwater
- Other Matters
- Appropriate Assessment

7.1. Wastewater

The appellant has raised concerns regarding wastewater, which can be divided into two key aspects. I will address each aspect separately under the headings of Consent and Design Capacity.

7.1.1. Consent to Connect to Existing Wastewater Infrastructure

The appellant, a member of the Cottage Cross Management Company Ltd, raised concerns regarding the consent for connecting into the existing wastewater treatment system north of Cottage Hill Commercial Park. The appellant asserts that no consent has been granted to the applicant for connecting to the wastewater treatment system located north of the site. While it is acknowledged that the applicant has an easement over the sewerage network within Cottage Hill Commercial Park, the appellant contends there is no easement or consent for extending this connection to the wastewater treatment plant across the road (R380).

7.1.2. The wastewater treatment plant serving Cottage Hill Commercial Park is situated across the R380, to the north of the estate. Currently, foul sewage from the commercial park is directed to this plant, where it undergoes pretreatment before being discharged to the main sewer operated by Uisce Eireann. The applicant has

provided a site layout plan outlining a proposed connection to an existing manhole that links to this wastewater treatment plant.

- 7.1.3. The applicant has submitted a Solicitor's letter, Deed of Transfer, and Transfer map as part of their application. This documentation shows that the applicant is the registered owner of the Title Folio and has a wayleave over the land marked X & Y on the attached map, extending to the northern boundary. Item 4 of the Second Schedule states:

“A wayleave along that portion of the land coloured yellow and marked with the letters “x” to “y” for the purpose of connecting up to the treatment plant and septic tank located at plan C2G3B of Folio 104424F of the Register of Freeholders of County Galway”.

- 7.1.4. Based on the provided details, it is my view that the applicant has demonstrated sufficient legal interest to connect into the existing wastewater treatment system. The appellant's assertion that there is no consent for the connection is, in my opinion, incorrect. The schedule clearly outlines the easement's purpose, confirming the applicant's consent to connect to the wastewater infrastructure as indicated in the submitted site layout.

7.1.5. Legal Considerations

Should there be any doubt regarding the applicant's legal interest in connecting to the wastewater treatment system, I refer to Section 34(13) of the Planning and Development Act, which states:

"A person shall not be entitled solely by reason of a permission under this section to carry out any development."

7.1.6. Capacity of the Wastewater Treatment System

The applicant has provided design calculations in a "Supplementary Information" report prepared by their consulting engineers. The report specifies that the treatment plant was designed for a Population Equivalent (PE) of 100, which translates to:

- Hydraulic flow: 150 liters/person/day x 100 = 15,000 liters/day
- Organic load: 60 grams/day/person = 6,000 grams/day

For industrial premises, the loadings are:

- Hydraulic load: 30 liters/person/day
- Organic load: 20 grams/person/day

This implies that a 100 PE plant has the organic loading capacity equivalent to 300 persons for industrial, office, and commercial premises. The water demand is based on an estimated 11 persons occupying the premises, indicating the applicant will use approximately 10% of the total wastewater plant capacity.

7.1.7. Based on these calculations and the EPA Wastewater Treatment Manuals – Treatment Systems for Small Communities, Business, Leisure Centers and Hotels (1999), I am satisfied that the applicant has demonstrated adequate capacity for their proposed connection.

7.2. **Surface water/ Storm Water**

Having regard to the concerns of the appellant with regard to issues raised with regard to control and management of surface water on site, I note engineering services report submitted with the application.

7.2.1. The applicant conducted BRE 365 infiltration tests on-site to assess the feasibility of discharging surface water into the ground. The trial hole indicated that the groundwater level is at least 3.1 meters below the proposed ground level at the test location. The calculations provided in the report are based on soil infiltration rates for a 30-year and 100-year return period, with an additional 20% allowance for global warming.

7.2.2. The proposed system includes two soakage trenches designed to manage surface water:

Soakage Trench No. 1: This trench will handle surface water from 25% of the building area (1100m²) and 100% of the paved area (4400m²), totalling 5500m².

Soakage Trench No. 2: This trench will manage surface water from the remaining 75% of the building area (3300m²).

The design also includes attenuation measures based on the porosity of the fill material in the trenches. Additionally, Class 1 Bypass Oil Separators will be installed prior to discharge to ensure that any oil contaminants are removed from the surface water.

7.2.3. Based on the site-specific testing and the detailed calculations provided, I am satisfied that the proposed surface water management system will effectively manage surface water on the site. The design appears to be robust and adequately addresses the potential impact of stormwater. Therefore, I do not share the appellant's concerns regarding surface water management and believe that the system will function as intended.

7.3. **Other Matters**

Vexatious Appeal

7.3.1. The applicant contends that the appeal submitted to the Board is vexatious, noting that the appellant had previously granted consent for the applicant to connect to the wastewater treatment system. This consent is documented in the Wayleave provided to both the planning authority and An Bord Pleanala. As outlined in Section 7.1 above, the issue of connecting to the existing wastewater treatment network appears clear and unambiguous. While the applicant raises concerns about the capacity of the existing wastewater treatment system and the potential implications for European designated sites, there may be reasonable concerns regarding the local environment that warranted further scrutiny by the applicant.

7.3.2. Although the appeal does not raise significant concerns that would justify a refusal, the appellant has presented issues that I consider valid grounds for appeal. Consequently, I do not find sufficient justification to dismiss the appeal under Section 138 of the Planning and Development Act.

7.4. **AA Screening**

7.4.1. I have considered the construction of a warehouse in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The subject site is located 1km north of Lough Rea SAC and Lough Rea SPA

7.4.2. The proposed development comprises:

- To construct a warehouse unit (4447m²) including office space & delivery area
- Use of 2 no existing site entrances onto existing roadway servicing Cottage Hill Commercial Park

- Connection to existing services
- Hard and soft landscaping
- Provision of car parking, bicycle parking, bin stores and lighting

7.4.3. 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:

- The proposed works are located on serviced land, whereby the applicant has demonstrated connections into waste water treatment network located on the R380 Loughrea bypass. A confirmation of Feasibility has been obtained from Irish Water. There are no impacts/effects predicted in this regard.
- Surface Water will be managed via soakaways located on site. Prior to entering the soakaway surface water will pass through a petrol/oil interceptor. Due to the high level of treatment of the surface water and the anticipated performance of the system , no impacts/ effects are predicted in this regard.
- There are no identifiable hydrological/ecological connector pathways between the application and the SAC or SPA. This combined with the distance and built up intervening environment between the application site and the SPA removes any potential connector/receptor pathways. Therefore no impacts/effects are predicted.
- The site is 1km from nearest SPA no impacts are predicted on the QI of bird species associated with the SPA in terms of loss of habitat or noise disruption.

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

I recommend that planning permission be granted for the proposed development for the following stated reason and subject to the following stated conditions.

9.0 Reasons and Considerations

It is considered that, subject to compliance with the conditions set out below, the proposed construction of a warehouse at this location aligns with the long term vision for the area, the applicant has demonstrated adequate consent to connect into existing waste water treatment system and demonstrated adequate on site capacity in the management of surface water. 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 in accordance with the plans and particulars lodged with the application as amended plans and particulars received by An Bord Pleanála on the 11th day of December 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. (a) 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 internal access road 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) Only clean uncontaminated storm waster shall be discharged to soakaway system of surface waters

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

3. No advertisement or advertisement structure (other than those shown on the drawings submitted with the application) shall be erected or displayed on the building (or within the curtilage of the site) in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

4. The development shall only be used for warehousing/storage. The development hereby permitted shall be used solely as indicated in the submitted plans and documentation in support of this application for use as a warehouse / storage unit. No part of the development shall be used for retail or manufacturing purposes. No intensification or change of use shall take place without the prior grant of planning permission whether or not such a change of use would otherwise constitute exempted development.

Reason: In the interest of securing the proper planning and sustainable development of the

5. Car-park spaces shall be surfaced in McAdam or appropriate alternative (with the prior written agreement of the Planning Authority) and clearly marked out.

Reason: In the interest of traffic safety.

6. 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 hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and residential amenity.

7. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of

facilities for the storage, separation and collection of the waste and, in particular, recyclable materials, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

8. No additional floorspace shall be provided in any unit, either by way of subdivision of any unit, or the provision of mezzanine floorspace, or otherwise, without a prior grant of planning permission.

Reason: In order to clarify the development hereby permitted, (and to comply with the zoning provisions of the development plan for the area).

9. All goods, including packaging, crates etc. shall be stored or displayed only within the enclosed area of the buildings.

Reason: In the interests of visual amenity.

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

11th June 2024

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	318668-23		
Proposed Development Summary	Construction of a warehouse unit and associated site works.		
Development Address	Gorteenabohogy, Loughrea, Co. Galway.		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	<input checked="" type="checkbox"/>
		No	
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	<input checked="" type="checkbox"/>		Proceed to Q.3
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?			
	Threshold	Comment (if relevant)	Conclusion
No			
Yes	<input checked="" type="checkbox"/>	Class/Threshold.....	Proceed to Q.4

4. Has Schedule 7A information been submitted?

No	<input checked="" type="checkbox"/>	Preliminary Examination required
Yes	<input type="checkbox"/>	Screening Determination required

Inspector: _____

Date: _____

Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	318668-23	
Proposed Development Summary	Construction of a warehouse unit and associated site works	
Development Address	Gorteenabohogy, Loughrea, Co. Galway.	
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
<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 in a greenfield site, within an industrial area. The proposed development is not exceptional in the context of existing environment.</p> <p>No demolition, however groundworks on site will be required. A construction and demolition plan shall be submitted under condition of planning. The development is not exceptional in the context of its urban environment.</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.</p> <p>There are no other developments under construction in proximity to the site. All other development are established uses.</p>	No
Location of the Development	The proposed development is 1.2km north of Lough Rea SAC	No

<p>Is the proposed development located on, in, adjoining or does it have the potential to significantly impact on an ecologically sensitive site or location?</p> <p>Does the proposed development have the potential to significantly affect other significant environmental sensitivities in the area?</p>	<p>There is no potential for impact on Special Area of Conservation. There are no identifiable hydrological/ecological connector pathways between the application and the SAC or SPA. This combined with the distance and built up intervening environment between the application site and the SPA removes any potential connector/receptor pathways. Therefore no impacts/effects are predicted.</p> <p>There are no other locally sensitive environmental sensitivities in the vicinity of relevance.</p>	
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)