



An
Bord
Pleanála

Inspector's Report

ABP-319052-24

Development	Construction of a new dwelling, garage and all ancillary site works
Location	Ballyduff West, Co. Waterford
Planning Authority	Waterford City & County Council
Planning Authority Reg. Ref.	2360558
Applicant(s)	John and Joanne Whelan
Type of Application	Permission
Planning Authority Decision	Refusal
Type of Appeal	First Party
Appellant(s)	John and Joanne Whelan
Observer(s)	None
Date of Site Inspection	15 th April 2024
Inspector	Bernard Dee

1.0 Site Location and Description

- 1.1. The appeal site is located in Ballyduff West hamlet which is located approximately 2.5km from the village of Kilmeaden as the crow flies to the east while the Waterford Cork Regional Road is located approximately 550m to the north of the appeal site. Ballyduff West is a cluster of detached, semi-detached and mini-estate residential development sprawled along the approach roads to the church and national school.
- 1.2. The appeal site, which measures 1.635ha in area, is located to the rear of a number of dwellings which front onto the public road. The appeal site is therefore backland in nature being accessed from a private roadway which serves a dwelling and an agri-business unit located en route to the appeal site. This private roadway is accessed from the local primary road L4020.
- 1.3. The site proper comprises a field defined by natural screening along its southern and eastern boundaries, and a commercial unit (horticulture related) lies to the immediate east of the site.

2.0 Proposed Development

- 2.1. The proposed development relates to an application for the construction of a new two- storey dwelling, detached domestic garage, construction of a new vehicular entrance, the erection of new site boundaries and the installation of a new pumped effluent line discharging to the public sewer, together with all associated site works including partial setback of existing roadside boundary to achieve sightlines to the east of the entrance to the private lane from the public road.
- 2.2. The site area is stated to be 1.635ha and connection to the mains water supply is proposed for the dwelling and it is proposed to install a new pumped effluent system discharging to the public sewer on the public road (L4020) – approximately 300m from the site.
- 2.3. The proposed dwelling, which is a mock Georgian style contains 5 no. bedrooms. The footprint of the proposed dwelling measures 15.93m x 14.85m (including the single storey kitchen/dining area to the rear) and the hipped roof has a maximum height of 8.8m. A detached garage with a GFS of 59.5m² is also proposed and measures 7.2m x 9.6m with a ridge height of just over 5m.

3.0 Planning Authority Decision

3.1. Decision

Permission for the proposed development was refused on 22nd January 2024 for two reasons.

1. It is considered that the proposed development by reason of its backland, disjointed location would represent an uncoordinated, piecemeal and fragmented form of development which would set an undesirable precedent for similar development of this kind. The proposed development would therefore further consolidate an inappropriate and uncoordinated form of development. Furthermore, based on the information submitted the planning authority is also not satisfied that the proposed rising main connection to the public foul drainage network is acceptable and will not give rise to potential issues of odour and stagnation owing to excessive separation distance between the site and the public network. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. It is the policy of the planning authority to encourage development on serviced lands in towns and villages and to restrict development in the rural areas to cases of genuine local housing need. The proposed development is located in an area identified as an 'Area Under Strong Urban Influence' in the Waterford City & County Development Plan 2022-2028. The Planning Authority is not satisfied on the basis of the information submitted with the application that the proposal constitutes a Genuine Housing Need in accordance with Section 7.11.2 of the Waterford City & County Development Plan 2022-2028. It is considered that, in the absence of a substantiated local housing need for a house at this location, the proposed development would conflict with the policy of the planning authority, would seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The main points raised in the Planner's Report on file are as follows:

- At the pre-planning meeting, Ref. PQ 2023/2, concerns were expressed regarding the backland location of the proposed dwelling. The Planning Authority were satisfied that a rural housing need could be established in accordance with County Development Plan housing need requirements but that serious concerns remained regarding physical/technical aspects of site which do not appear resolvable.
- The application site is located within an 'Area Under Strong Urban Influence' in the current rural housing policy of the WCCC Development Plan 2022 – 2028 where local housing need requires to be demonstrated in order to qualify for permission for a house in this area.
- From the detail submitted the application, the applicant was born and grew up in Ballyduff and is the owner and manager of Kiddies Kingdom Creche located on the eastern approach to Ballyduff village. The applicant is currently living in the parental home and the applicant requires the dwelling to be close to work and to remain in the local community where he is actively involved.
- However, based on the information available and given that the applicants would appear to own a house in the village, it is not considered that they have demonstrated a local housing need in accordance with Section 7.11.2 of the County Development Plan.
- The proposed site has the benefit of good screening along its eastern and southern boundaries which would help assimilate the proposed dwelling into the landscape. The site is situated within a 'Low Sensitive' Scenic Classification in the Landscape and Seascape Character Assessment as per Waterford City and County Development Plan 2022 - 2028.

- Notwithstanding this, there are serious concerns regarding the actual site location given its backland nature, the applicants were advised of same at pre-planning stage. The proposed development represents a piecemeal and haphazard form of backland development and would set an undesirable precedent for similar development of this kind in a fragmented manner.
- The site is proposed to be served by the existing private access road leading towards a horticulture business over which the applicant has a right of way. The required 55m sightlines have been illustrated from the entrance onto the public road.
- The existing public sewer is located a considerable distance from the site and it is difficult to envisage how it would be practical/feasible to connect to same especially having regard to the response from Water Services (16/1/2024) expressing objection to a pumped rising main in excess of 300m from the public sewer. The applicant has submitted a pre-connection enquiry to Irish Water, no details in relation to same were submitted with the planning application.
- Neither AA nor EIA is required in respect of the proposed development.

3.2.2. Other Technical Reports

- Water Services – Objected to the proposed development citing concerns regarding the installation of a pumped rising main in excess of 300m in length to service a single dwelling due to the stagnation of effluent within the proposed system giving rise to odour concerns.

3.2.3. Prescribed Bodies

- None received.

3.2.4. Observations

- None received.

4.0 Planning History

4.1. On the Appeal Site

- Ref. 2360163 – relates to an application by the current appellants for the construction of a new two-storey dwelling, associated effluent treatment plant and percolation area, detached domestic garage, construction of a new vehicular entrance and the erection of new site boundaries, together with all associated site development works including partial setback of existing roadside boundary. This application was withdrawn.
- Ref. 081319 (as extended in duration by Ref. 14600014) – on a larger site which included the current appeal site, permission was granted (since expired) for development consisting of a 70-bed nursing home complete with all ancillary accommodation and site works, car parking and landscaping provision, including the construction of a sewage treatment plant and percolation area.

4.2. In the Vicinity of the Appeal Site

- Ref. 22808 – on the same site as the three refusals listed below but further east, permission was granted on 8th May 2023 subject to 8 no. conditions for a change of use from stables to a dwelling house together with planning permission for sub-division of the site, waste water treatment plant and percolation area, soakaway, shared entrance, connection to mains water and all associated site works.
- Refs. 18221, 18222 and 1936 - on a large site immediately east and SE of the appeal site for development consisting of the construction of a fully serviced bungalow, bio-waste sewage treatment system and all associated site works were all refused for the same three reasons: lack of demonstration of local housing need; prejudicial to public health due to the on-site effluent treatment system proposed; and the development would constitute piecemeal and haphazard development due to its backland location.
- Ref. 07107 – on a site immediately south of the current appeal site a permission consequent on a Grant of Outline Permission Ref: 02/1203, for

construction of 3 no. dwelling houses, 30 bedroom nursing home complete with all ancillary accommodation and site works including construction of a sewage treatment plant and percolation area was granted on 16th October 2007 but has since expired.

5.0 Policy and Context

5.1. Development Plan

The Waterford City & County Development Plan 2022-2028 is the statutory plan for the area within which the appeal site is situated and came into effect on 19th July 2022. Set down below are the policies and objectives contained in the Development Plan relevant to this appeal. National and Regional policies are primarily set down in Chapters 2 and 3 of the Development Plan to which I draw the Board's attention.

Volume 1 – Written Statement

The appeal site is located in 'white lands' which are classed as being zoned as agricultural lands - to provide for the development of agriculture and to protect and improve rural amenity.

Kilmeaden/Ballyduff, are categorised as settlement type 4B, Rural Village, in Table 2.2 of the Development Plan – Rural towns and villages less than 500 pop and their immediate rural areas. These have a primary residential function and generally have more limited employment availability and services than those evident in Class 4A (Rural Towns).

2.18 Core Strategy Policy Objectives

CS 16 Rural Towns and Villages

In addition to compliance with other policy objectives and development management standards of the Development Plan, development proposals for all land use types within rural towns and villages (Class 4 & 5 in Table 2.1) will be required to demonstrate that:

- The scale of a proposed housing development is consistent with the number of housing units appropriate to the class/ typology of settlement as set out in Section 2.9 and Table 2.2.

- The proposal is compatible with the context of the site in terms of character, scale and density.
- The proposal will contribute to the visual and general/residential amenity of the settlement and its built quality.
- The proposal avoids any transgression onto land used or intended for use as public amenity.
- The proposal is accompanied by a program for developing out the site in terms of access to public water/wastewater, innovative solutions to wastewater such as integrated constructed wetlands and other services along with a completion timeframe; and,
- The proposal will not prejudice the future development of land in its vicinity and the expansion of public amenities or community land uses such as schools.
- Site selection should be informed by a sequential approach to development and the avoidance of development within flood zones. Development within flood zones should be for water compatible uses only.

In order to avoid a situation where permitted residential development may sterilise other development proposals during the lifetime of the Development Plan, we may specify the lifetime of a planning permission having regard to the program for implementing the development identified in the proposal.

The subject site is situated within an 'Area Under Strong Urban Influence' in the current rural housing policy of the Waterford City and County Development Plan 2022 - 2028.

2.10.1 Rural Area under Strong Urban Influence

The key Development Plan objectives in this area are, on the one hand, to facilitate the housing requirements of the local rural community, subject to satisfying site suitability and technical considerations, whilst on the other hand directing urban generated development to areas zoned and designated for housing in the adjoining villages and rural settlement nodes. We will manage sustainable growth in 'Rural Areas under Urban Influence' and facilitate the provision of single houses in the countryside based on the core considerations of economic, social or local need to

live in a rural area, siting and design criteria for rural housing, and compliance with statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements in a manner consistent with NPO 19 of the NPF. Further revitalisation of these areas will be achieved by implementing other Development Plan policy objectives which will enhance development opportunities by stimulating the regeneration e.g., through the promotion and support of economic development initiatives like agri-tourism, cottage type industries and local enterprise, as referred in Chapter 4. Our primary objective and aim will be to ensure real and long-term community consolidation and growth of our smaller towns, rural settlements and settlement nodes. Therefore, we will have regard to the viability of our smaller towns and rural settlement nodes in the implementation of rural housing policy.

7.11 Housing in Rural Villages and the Open Countryside

Rural Housing Policy Objectives

- General H 24 - We will support the sustainable development of rural areas by encouraging growth and arresting decline in areas that have experienced low population growth or decline in recent decades and by managing the growth of areas that are under strong urban influence to avoid over-development, while sustaining vibrant rural communities.

7.11.2 Housing in the Open Countryside

Rural Area under Strong Urban Influence

The key Development Plan objectives in this area are, on the one hand, to facilitate the housing requirements of the local rural community, subject to satisfying site suitability and technical considerations, whilst on the other hand directing urban generated development to areas zoned and designated for housing in the adjoining villages and settlement nodes. The Council will manage sustainable growth in designated 'Rural Areas Under Strong Urban Influence' and facilitate the provision of single houses in the countryside based on the core consideration of demonstrable economic, social or local need to live in a rural area, siting and design criteria for rural housing and compliance with statutory guidelines³ and plans, having regard to the viability of smaller towns and rural settlements.

New Homes in the Open Countryside

- Policy Objective H 28 - We will facilitate the provision of single housing in the countryside, in rural areas under urban influence, based on the core consideration of demonstrable economic, social or local need to live in a rural area, as well as general siting and design criteria as set out in this plan and in relevant statutory planning guidelines, having regard to the viability of smaller towns and rural settlements.

Housing Need

Persons with an economic need to live in the particular rural area would include those whose employment is intrinsically linked to the rural area in which they wish to build (e.g. farming, horticulture, forestry, bloodstock, fishing or other similar rural employment) and who require a dwelling to meet their own housing needs close to their place of work.

Persons with a demonstrable social need to live in a particular local rural area would include those that have lived a substantial period of their lives (7 years or more) in the local rural area and who require a dwelling to meet their own housing needs close to their families and to the communities of which they are part. A local area for the purpose of this policy is defined as an area generally within a 10km radius of the applicant's former place of residence. This rural housing policy will apply equally to those living in the local area, who require a new dwelling to meet their own housing need, as well as returning emigrants wishing to establish a permanent residence for themselves and their families in their local community.

7.11.4 Ribbon Development

The Sustainable Rural Housing Guidelines for Planning Authorities (2005) define ribbon development 'where five or more houses exist on any one side of a given 250 metres of road frontage' and recommend against the creation/ perpetuation of ribbon development for a variety of reasons relating to road safety, future demands for the provision of public infrastructure as well as visual impacts. When considering a proposal for development we will have due regard to the provisions of the Guidelines, the history and pattern of development in the area and the following policy:

- Ribbon Development Policy Objective H 29 - We will avoid the creation of ribbon development (defined as five or more houses existing on any one side

of a given 250 metres of road frontage) and will assess whether a given proposal will contribute to and/ or exacerbate such ribbon development, having regard to the following: (i) The type of rural area and circumstances of the applicant. (ii) The degree to which the proposal might be considered infill development. (iii) The degree to which existing ribbon development would coalesce as a result of the proposed development. (iv) Local circumstances, including the planning history of the area and development pressures.

9.1 Ribbon Development

Dwellings which give rise to or exacerbate an existing pattern of ribbon development shall generally not be permitted. Ribbon development is defined as where 5 or more houses exist on any one side of a given 250 metres of road frontage. Please refer to Policy Objective H29 within Volume 1: Section 7.11.4 for special considerations in this regard.

Volume 3: Appendix 8 - Landscape and Seascape Character Assessment

The appeal site is located in a 'low sensitive' landscape categorisation.

Table A8.2. - Sensitivity Classifications - 3. Low Sensitivity - A common character type with a potential to absorb a wide range of new developments.

4.3(a) Low Sensitivity Areas - A large area of County Waterford is designated as a landscape of low sensitivity. These areas have potential to absorb a wide range of new developments subject to normal planning and development control procedures. In these areas the Planning Authority will have regard to general restrictions to development such as scenic routes, siting, road setbacks, road widening plans, parking numbers, road and sewage disposal criteria.

5.2. Natural Heritage Designations

The following natural Heritage designations are located in the vicinity of the appeal site:

- Lower River Suir SAC (Site Code: 002137) is located approximately 3km to the NE of the appeal site.
- Mid-Waterford Coast SPA (Site Code: 004193) is located approximately 10km to the south of the appeal site.

- Tramore Back Strand SPA (Site Code: 004027) is located approximately 11.7km to the SE of the appeal site.
- Tramore Dunes and Backstrand SAC (Site Code: 000671) is located approximately 11.7km to the SE of the appeal site.
- Tramore Dunes and Backstrand pNHA (Site Code: 000671) is located approximately 11.7km to the SE of the appeal site.

5.3. EIA Screening

Having regard to the limited nature and scale of the proposed development and the absence of any connectivity to any sensitive location, 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. In summary, the relevant planning grounds of the First Party appeal are as follows:

- The existing pattern of development within Ballyduff West includes several examples of so called 'backland' development and the location of the proposed house served by a private road is therefore in keeping with the established character of the village.
- Backland development is normally discouraged due to disturbance of residential amenity associated with the access arrangements to such sites. This is not the case in the present proposal as the existing private road already serves a horticultural business and the access is screened from houses on either side of the access lane.
- Lands in the ownership of the appellants to the south of the current appeal site are not considered suitable for residential development given the proximity of existing houses in the area and the potential for overlooking and consequent loss of privacy.
- The appellants applied to Irish Water for a Confirmation of Feasibility of connection to their infrastructure but have not received a response to date. The Planning Authority did not consult Irish Water on this application.

- Technical staff in the Water Services Division were consulted prior to the lodgement of the application and did not raise any concerns with the proposed dwelling at that stage.
- Table 6.1 of the Development Plan states that there is capacity in the WWTP serving Ballyduff and that additional housing can be accommodated in the village.
- A sealed pipe connection is proposed from the appeal site to the mains sewer and therefore odour emission will not arise in this instance.
- Ref. 081319 (as extended) for a 70 bed nursing home on a site which included the current appeal site was granted planning permission which undermines the Planning Authority position on not permitting backland development in the village.
- The appellants do not own a house in Ballyduff West but reside with John Whelan's parents at Matthews Cross, Kilmeaden 2km from the appeal site and while the appellant constructed four houses in Ballyduff West, there were built as a commercial venture and not to provide a family home in the village.
- John Whelan was born and raised in the village and he and his wife run a creche facility in the village. This satisfies Development Plan requirements in that the appellants have lived in the locality for over 7 years and have a necessity to live in the village to oversee on a daily basis the creche business.

6.2. Planning Authority Response

The Planning Authority response to the appeal is as follows:

- Regarding housing need, it was noted in the planners report that the applicants were previously granted permission for 4 no. dwellings in Ballyduff village, it is confirmed in the appeal that the applicants do not own a dwelling at this location. The Planning Authority would accept that the applicants, under the name of Kilmeaden Developments Ltd are the registered owners of the proposed site which in essence is agricultural land.
- The primary concern relates to site suitability, in this regard, on the basis of the characteristics of the site to include its backland location, its unzoned, unserviced nature, density of development in the vicinity, planning history the

Planning Authority would urge An Bord to uphold its decision to refuse permission.

6.3. Observations

- None received.

7.0 Assessment

Having examined all the application and appeal documentation on file, and having regard to relevant local and national policy and guidance, I consider that the main issues in this appeal are those raised in the grounds of appeal and I am satisfied that no other substantive issues arise.

7.1. The main issues for assessment, therefore, are as follows:

- Backland development.
- Local housing need.
- Sewage services provision.
- AA Screening.

7.2. Backland Development

7.2.1. While the avoidance of the creation or exacerbation of ribbon development is specifically set down in Section 7.11.4 and Policy Objective H29 of the Waterford City and County Development Plan 2022 – 2028, there are no similar provisions for backland development. This type of development is defined as development which takes place to the rear of existing structures fronting a street or roadway.

7.2.2. Section 3.2.1 ‘Rural Area Types - Suggested Policies’ of the Sustainable Rural Housing Guidelines (Updated 2020) makes reference to the need for *“planning policies need to be able to make the distinction described above, particularly in those rural areas closest to large urban areas, in order to avoid ribbon and haphazard development in rural areas closest to these cities and towns”*.

7.2.3. The appeal site is located to the rear of houses fronting onto the L4020 and is therefore backland development but does not fall within the definition of ribbon development. In some circumstances backland development is to be encouraged such as in serviced urban areas where compact urban growth is desirable given the

benefits that increased densification brings to urban areas. In rural areas, development can be channelled into existing hamlets and villages in a planned and coordinated manner, preferably plan led, i.e. that backland development takes the form of planned multiple sites served by common roads, electrical, water and sewage infrastructure.

7.2.4. However, the proposed dwelling is located in a backland area significantly removed from the houses fronting onto the L4020, served by a private access road and is also reliant on a 300m sewage pipe to connect with the mains sewage infrastructure in the village. The proposed development represents piecemeal and haphazard development which is undesirable in terms of properly planned consolidation or even extension of existing rural villages and is also undesirable for the poor precedent that would be created if the dwelling is allowed to be constructed.

7.2.5. Accordingly, in my opinion, residential development in this backland site is unacceptable in principle and the proposed development should be refused for this reason.

7.3. Local Housing Need

7.3.1. Policy Objective H29(ii) of the Waterford City and County Development Plan 2022-2028, in considering rural housing applications and rural housing need, states that special considerations may be applied having regard to the following: i) The type of rural area and circumstances of the applicant; ii) The degree to which the proposal might be considered infill development; iii) The degree to which existing ribbon development would coalesce as a result of the proposed development; iv) Local circumstances, including the planning history of the area and development pressures.

7.3.2. Clearly the appeal site is not an infill site (ii) nor does it cause the coalescence of ribbon development (iii). The planning history of the area (iv) is generally negative towards backland development with the exception of housing for agricultural workers with a need to reside near to the landholding providing their employment in a rural area.

7.3.3. With regard to consideration (i), the type of rural area and circumstances of the applicant, the appellant has stated that the need to reside at this location is to be in attendance on a daily basis at the creche (Kiddies Kingdom) owned and run by the

appellant which is located in Matthews Cross approximately 2.7km to the east of the appeal site by road. Kiddies Kingdom is located approximately 900m by road from the centre of the village of Kilmeaden (Centra shop) and I understand from the documents on file that the appellants currently reside with parents in Matthews Cross in close proximity to the creche.

7.3.4. Were the creche located in Ballyduff West I would have no hesitation in agreeing that the appellant had an economic need to locate a dwelling at the appeal site to be in close proximity to the non-agricultural related business in this rural area. However, the appeal site is not located in close proximity to the creche and the appellants could just as well have chosen a site anywhere within a 2.7km radius of the appeal site including sites closer to the creche than the appeal site, i.e. there is no intrinsic value to the site other than ownership to recommend the appeal site as a location for the appellant's dwelling.

7.3.5. Having regard to the above, I am of the opinion that the appellant has not submitted a sufficiently robust argument, notwithstanding John Whelan growing up in the area, as to special circumstances that would permit the Board to consider that the rural housing test as set down in the Development Plan is met.

7.4. Sewage Services Provision

7.4.1. The site of the proposed house is approximately 300m from the main public sewer located in the public road the L4020. I note that the Water Services Section has concerns regarding the installation of a pumped rising main in excess of 300m in length to service a single dwelling due to the stagnation of effluent within the proposed system giving rise to odour.

7.4.2. I note the First Party response stating that this rising main would be a sealed system and therefore the issue of odour emissions would not arise. In addition, the First Party states that a direct connection to the mains infrastructure would be better for the protection of groundwater in the area than the provision of an on-site effluent treatment system.

7.4.3. This issue is largely based on engineering technicalities which in almost all cases can be resolved if sufficient ingenuity and money is applied to the problem (if any). This reason for refusal cited as part of reason number one for refusal of permission

in this instance is, in my opinion, not sufficiently robust for the Board to refuse permission on this basis.

7.5. AA Screening

7.5.1. Having regard to the relatively minor development proposed and the distance from 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.

8.0 Recommendation

I recommend that planning permission for the proposed development be refused for the reasons and considerations set out below.

9.0 Reasons and Considerations

Having regard to the backland location of the proposed development, and to the existing pattern of development in the area, it is considered that proposed development would not be acceptable in terms of location, access and connection to public services and would represent piecemeal and haphazard development and would thus create an undesirable precedent for future development in the area. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

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.

Bernard Dee
Planning Inspector

17th April 2024

Appendix 1 - Form 1
EIA Pre-Screening
[EIAR not submitted]

An Bord Pleanála Case Reference	ABP-319052-24		
Proposed Development Summary	Construction of a new dwelling, garage and all ancillary site works		
Development Address	Ballyduff West, Co. Waterford		
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	√
		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			EIA Mandatory EIAR required
No	√		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		N/A		No EIAR or Preliminary Examination required
Yes	√			Proceed to Q.4

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

Inspector: _____

Date: 17th April 2024

Bernard Dee