



An
Bord
Pleanála

Inspector's Report ABP-319720-24

Development	Retention for change of use from storage sheds to a creche with an extension. Construction of a new carpark with alterations to existing wastewater treatment system and all associated site works
Location	Skehanagh, Templemore, Co. Tipperary, E53 DX97
Planning Authority	Tipperary County Council
Planning Authority Reg. Ref.	2360675
Applicant(s)	Nicole Joyce.
Type of Application	Retention & Permission.
Planning Authority Decision	Refused
Type of Appeal	First Party
Appellant(s)	Nicole Joyce.
Observer(s)	None.
Date of Site Inspection	7 th August 2024.
Inspector	Jennifer McQuaid

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1.0 Site Location and Description

- 1.1. The proposed site located in the townland of Skehanagh, Templemore, Co. Tipperary. The nearest village is located approximately 3km southeast is Clonmore Village. The site is located at the end of a cul de sac off the L3248 local road. Templemore town is located approximately 6.5km southwest of the site.
- 1.2. The site is an existing childcare facility adjacent to the applicant's dwelling house and farmyard complex. There is an additional dwelling located at the end of the cul de sac approximately 30 metres to the southwest of the site.

2.0 Proposed Development

- 2.1. The proposed development consists of:
- Retention permission for change of use from storage sheds to a crèche.
 - Retention permission for new extension for use as a crèche.
 - Permission for new car parking
 - Permission for alterations to existing wastewater treatment system
 - All associated site works.

3.0 Planning Authority Decision

3.1. Decision

Refused for the following reasons:

1. Policy 6.5 of the Tipperary County Development Plan 2022 states it is the policy of the Council to facilitate new childcare facilities in settlements, to the requirements of the County Childcare Committee, and the Childcare Facilities, Guidelines for Planning Authorities (DEHLG 2001) or any amendments thereof. Section 6.6, Childcare of said Plan states that new childcare, and where they are located to reduce the need for unsustainable traffic movements. Appropriate locations include residential areas, also in close proximity to, or within places of employment, educational institutions and

places convenient to public transport nodes in line with the “10-Minute Town” concept.

Policy 8-5 of the Tipperary County Development Plan 2022 states it is the policy of the Council to support and facilitate small scale start-up rural enterprise in the countryside within and/or adjoining the owner’s home, subject to the following criteria *inter alia*.

- Where the enterprise or activity develops to a scale that is inappropriate by virtue of activity or size in its rural context the Council will seek to encourage its relocation to a more suitable location on zoned lands within towns and villages, and
- Uses that would entail significant customer draw, including non-farm related shops/retailing will not be considered appropriate.

Having regard to:

- The nature, extent and scale of the proposed development which doubles the childcare place capacity above that previously permitted.
- The nature of traffic movements to and from the site which will be by private car in the main.
- The location of the development in an un-serviced rural area with limited opportunities for access other than by means of private car.
- The deficiencies in the local road network serving the site in accommodating the increased traffic movements to and from the site generated by the proposal.

It is considered that the proposed development materially contravenes the requirements of Section 6.6, policy 6.5 and policy 8-5 of the Tipperary County Development Plan 2022 where they relate to childcare and expansion of enterprises in the open countryside. The proposed development is therefore contrary to the proper planning and sustainable development of the area.

2. Having regard to the scale of the development in a rural area outside the boundaries of any settlement, the increased level of traffic movements associated with the development, the limited capacity of the local road network to accommodate the additional traffic by reason of its narrow width and the potential for the increased traffic on the receiving local road network to give rise to health and safety risks, it is considered that the retention of the development would endanger public safety by reason of traffic hazard or obstruction to road users.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The Planning Report requested further information in relation to the proposed no. of children, staff, hours of operation etc. The report outlines concerns in relation to Policy 6-5 and Policy 8-5.
- Concerns were also raised in relation to parking, access to the site, wastewater treatment facility, waste facility and cooking or food preparation details.
- Further Information was received and addressed in a subsequent Planning Report. The concerns were raised in relation to the number of children attending the facility which has doubled from 20 on the original permitted development to 40 at any one time in the current application. The proposed doubling of the facility is not in accordance with Policy 6-5 or Policy 8-5. Also, the Roads Engineer highlighted concerns in regard to the carrying capacity of the local road and has observed cars queuing on the local road, as the road is unable to allow for free passing movements without pulling into agri/domestic entrances.

3.2.2. Other Technical Reports

- Roads Engineer: Requested further information in relation to sightlines onto the local road and details on the overall traffic movement and peak times. The local road is narrow, and applicant should provide details of how this will be addressed and mitigated.

3.3. Prescribed Bodies

- None

3.4. Third Party Observations

- None

4.0 Planning History

2260553: Permission refused for change of use from storage sheds to a creche and retention permission for extension for use as a creche and all associated site works.

1. It is the policy 8-5 of the Council to support and facilitate small scale start-up rural enterprise in the countryside within and/or adjoining the owner's home where the development does not have an adverse impact on the residential, environmental and rural amenity of the area and does not detract from the rural setting and landscape character of the area. Where the enterprise or activity develops to a scale that is inappropriate by virtue of activity or size in its rural context the Council will seek to encourage its relocation to a more suitable location on zoned lands within towns and villages. The proposed development includes for a change of use from storage sheds to a creche and retention permission for extension for use as a creche. It is considered that the development to be retained and the proposed development by virtue of the lack of the proven justification for its location in the open countryside and by reason of the type of activity (creche/childminding facility) proposed does not constitute an appropriate small scale rural enterprise, would be out of character with the existing development in this rural area, would potentially have an adverse impact on the residential, environmental and rural amenities of the area and, therefore, does not comply with Policy 8-5 of the Tipperary County Development Plan 2022, and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development would lead to an unacceptable increase in the level of traffic at this rural location which would have a detrimental impact on the rural character of the area. The proposed development would result in a

significant increase in traffic using local county roads and would seriously detract from the safety and carrying capacity of the local road network. And the amenity of existing road users in the area. The proposed development would be contrary to the proper planning and sustainable development of the area.

3. Section 6.5 of the Tipperary County Development Plan 2022-2028 requires development to comply with the relevant standards identified in chapter 6. Table 6.4 sets out the car parking standards for new development. Having regard to the failure of the applicant to demonstrate compliance with these requirements and the precedent that a grant of permission for the proposed development would create for other, similar developments in the vicinity it is considered that the proposed development is contrary to the proper planning and sustainable development of the area.
4. Policy 15-2 of the Tipperary County Development Plan requires that all new septic tanks proprietary effluent treatment systems and percolation areas to be located and constructed in accordance with the Water Services Guidelines for Planning Authorities (and any review thereof) and the Code of Practice for Domestic waste water treatment systems (EPA, 2021) (and any amendment) and the development management standards of this Plan as set out in Volume 3. The Planning Authority considers that the applicant has failed to demonstrate that the existing wastewater treatment system is adequate to cater for the extended creche facility. In the absence of such information the Planning Authority is not satisfied that the proposal would meet the Policy 15-2 of the Tipperary County Development Plan 2022-2028. The Planning Authority is, therefore, not satisfied that the proposal would not result in the creation of a public health hazard, and it is, therefore, considered that the proposal would be contrary to the proper planning and sustainable development of the area.

16600629: Permission granted for internal alterations and change of use from residential to a creche for a portion of the building, retain the construction of a rear extension for use as a creche and associated car parking and set down areas. Permission to upgrade the wastewater treatment system to cater for development and all associated site works.

Adjoining lands:

06510831: Permission granted for a lean-to cattle shed, slatted tank, overground slurry tank.

5.0 Policy Context

5.1. Development Plan

Tipperary County Development Plan 2022-2028

Chapter 6 Supporting Sustainable Communities, Section 6.6 Childcare:

Childcare Services include day-care and sessional facilities for pre-school children, and school going children out of hours. The Council will seek the active participation of local development partnerships/groups and the HSE in the provision of new facilities, and any proposal for new private sector childcare facilities must be to the satisfaction of the County Childcare Committee and the Childcare Facilities, Guidelines for Planning Authorities (DECLG, 2001).

New childcare facilities are acceptable in principle in areas with a proven demand for childcare, and where they are located to reduce the need for unsustainable traffic movements. Appropriate locations include residential areas, also in close proximity to, or within places of employment, educational institutions and places convenient to public transport nodes in line with the “10-minute town” concept. All residential developments are required to address childcare needs and provision in the area as part of their “Sustainability Statement”, and developers of residential developments in excess of 74 dwelling units are required to consult with the County Childcare Committee regarding the appropriate provision of onsite childcare facilities in advance of making a planning application.

Policy 6-5 Facilitate new childcare facilities in settlements, to the requirements of the County Childcare Committee, and the Childcare Facilities, Guidelines for Planning Authorities (DEHLG, 2001) or any amendments thereof. New residential development will be required to consider demand for childcare likely to be generated by the development and the existing childcare facilities in the area, and to submit proposals to accommodate any identified increase in demand which may arise.

Chapter 8 Enterprise and Rural Development. Section 8.4.4 Start-up Enterprise in the Open Countryside. This section recognizes the requirements to facilitate a start up entrepreneur in or adjacent to their own home. Proposals will be balanced with the need to protect the residential amenities of adjoining landowners, and the visual amenities of the area. It is further noted that if the enterprise needs to expand significantly and has no operational need to be located in a rural area, it will be expected to locate to a settlement with the appropriate level of infrastructure and services.

Section 8.5 Non-conforming uses – in cases where authorised long-established commercial activities are in operation at locations that are not compatible with current planning objectives, the Council will support their continued operation and expansion, provided that it does not result in loss of amenity to adjoining properties, adverse impact on the environment, visual detriment to the area or creation of a traffic hazard.

Policy 8-5: Support and facilitate small-scale start up rural enterprise in the countryside within and/or adjoining the owner's home. Development proposals will be required to meet the following criteria:

- a) The development shall not have an adverse impact on the residential, environmental and rural amenity of the area.
- b) Any new structure shall be of a scale appropriate to the size of the site and be sited and designed to ensure it does not detract from the rural setting and landscape character of the area.
- c) Where the enterprise or activity develops to a scale that is inappropriate by virtue of activity or size in its rural context, the Council will encourage its re-location to a more suitable location on zoned land within towns and villages, and,
- d) Uses that would entail significant customer draw, including non-farm related shops/retailing will not be considered appropriate.

Policy 8-9: Where commercial/industrial enterprises exist as non-conforming but long-established uses, to support their continued operation and expansion, provided such does not result in loss of amenity to adjoining properties, adverse impact on the

environment, visual detriment to the character of the area or creation of a traffic hazard.

DM Standards in relation to:

- wastewater – constructed in accordance with EPA Wastewater Treatment Manual, Treatment Systems for Small Communities, Business, Leisure and Centres and Hotels (EPA, 1999).
- car parking – creche 1 car parking space per staff member plus 1 per 5 children.

5.2. Natural Heritage Designations

The following Natura 2000 sites are located in close proximity to the subject site:

- Kilduff Devilsbit Mountains SAC (Site Code: 000939)
- Slieve Bloom Mountains SPA (Site Code: 004160)
- River Nore SPA (Site Code: 004233)

5.3. EIA Screening

- 5.4. The proposal relates to retention permission for change of use from storage sheds to creche and retention of new extension to the existing creche. Permission is sought for new car parking and alterations to existing wastewater treatment system and all associated site works. The proposal is not listed as a class within the PDR Schedule 5. Having regard to the limited nature and scale of development and the absence of any significant environmental sensitivity in the vicinity of the site, 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. Please refer to Form 1 as per Appendix 1 below.

6.0 The Appeal

6.1. Grounds of Appeal

A first party appeal was received from the applicant. The grounds of appeal can be summarised as follows:

- Proposal would not materially contravene the provisions of the Tipperary County Development Plan 2022-2028, given the nature and scale of the proposal is proportionate to the capacity of the site to accommodate that use taking into consideration; the established and permitted nature of the creche operated currently by the applicant; the character and age structure of children using the permitted creche and the existing transport service which the applicant provides for certain pick up and drop-offs which do not, and would not give rise to complete reliance on access to/from the creche by individuals private transport.
- Staggered arrival times due to the child's requirements for full day care, sessional or afterschool.
- Country childcare service depends on rural location and approach to facilitate outdoor childcare activity. 90% activity time is planned for outdoors.
- Outdoor play area provided for all age groups for 90% of the planned activity time.
- Policy 6-5 relates to "new" childcare facilities, this is an extension to an existing creche. The policy does not make reference to extensions to existing creches.
- Policy 8-5 relates to "start-up" rural enterprises, this proposal is for an extension to an existing established rural enterprise. No reference is made to "existing" rural enterprises.
- The application appears to have been assessed "de novo" and does not consider the existing creche and that the principle of the creche has been established and deemed acceptable by Tipperary County Council and noted absence of similar services within reasonable distance of the site.

- The increase in numbers to the creche was as a result of organic growth and demand from existing families with children already attending creche and lack of alternative childcare in the vicinity. Growth attributed to introduction of National Childcare Scheme which has placed increased demand on existing creche providers.
- No other childcare facilities in the area. The nearest is located in Templemore.
- In relation to traffic generated, the applicant operates a 9-seater mini-bus as part of the facility which has capacity for up to 8 children and 1 driver. The applicant uses her own 7-seater to transfer more children from the local primary school at Clonmore which is an 8 minute drive from the creche.
- The local road L-3246 does have several locations to facilitate safe passing and forward sightlines.
- The applicant states the proposal complies with Policy 8-9 which relates to the extension of a long established (and permitted) commercial enterprise, where the nature of the development (an extension) is intended to support its continued operation and expansion.
- The proposal does not result in loss of amenity to adjoining properties, nor does it give rise to adverse impact on the environment (by reason of the nature of the development and its location removed and unconnected from any feature of environmental sensitivity or built or natural conservation value). Having regard to compatible scale and form of development and the absence of any visual sensitivity, the proposed development would not be detrimental to the character of the area or give rise to traffic hazard given the nature of development traffic and the established pattern of traffic permitted under the parent permission.
- Development is consistent with the provisions of Objective 8-1 given that the proposal seeks to maintain sufficient provision of essential community service infrastructure which facilitates and supports the concept of remote working in rural areas advocated in that policy which can contribute to lower carbon output associated with a reduction in unnecessary commuting to further locations to access that service.

6.2. Applicant Response

- As above first party appeal.

6.3. Planning Authority Response

- None

6.4. Observations

- None

6.5. Further Responses

- None

7.0 Assessment

7.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, and inspected the site, and having regard to relevant local/regional/national policies and guidance, I consider that the main issues in this appeal are as follows:

- Principle of development
- Material Contravention
- Traffic
- Appropriate Assessment

7.2. Principle of Development

7.3. The subject site is located in a rural area in Co. Tipperary, the nearest village is located approximately 3km southeast is Clonmore Village. The site is located at the end of a cul de sac off the L3248, local road. Templemore town is located approximately 6.5km southwest of the site. Policy 6-5, Policy 8-5 & Policy 8-9 of the CDP need to be considered when assessing this application. The policies of the development plan support and facilitate small-scale start up rural enterprises in the

countryside within and/or adjoining the owner's home. However, the proposal must meet the following criteria:

- The development shall not have an adverse impact on the residential, environmental and rural amenity of the area.
- Any new structure shall be of a scale appropriate to the size of the site and be sited and designed to ensure it does not detract from the rural setting and landscape character of the area.
- Where the enterprise or activity develops to a scale that is inappropriate by virtue of activity or size in its rural context, the Council will encourage its re-location to a more suitable location on zoned land within towns and villages, and,
- Uses that would entail significant customer draw, including non-farm related shops/retailing will not be considered appropriate.

Policy 8-9 of the CDP also supports commercial/industrial enterprises as non-conforming but long-established uses, to support their continued operation and expansion, provided such does not result in loss of amenity to adjoining properties, adverse impact on the environment, visual detriment to the character of the area or creation of a traffic hazard.

- 7.4. The grounds of appeal from the applicant state the proposal would not materially contravene the provisions of the Tipperary County Development Plan 2022-2028. The appeal sets out that the development is suitable for the rural location as the crèche is substantially outdoors in nature and that the scale is proportionate to the capacity of the site. The proposal is an extension to the existing crèche and that existing transport services are used for certain pick up and drop off. The appeal also states that Policy 6-5 and Policy 8-5 do not relate specifically to the nature of the proposed development.
- 7.5. The grounds of appeal outline the increase in numbers to the crèche was as a result of organic growth and demand from existing families with children already attending crèche and lack of alternative childcare in the vicinity. It is stated that there are no other childcare facilities in the area and the nearest is located in Templemore town.
- 7.6. The applicant states the proposal complies with Policy 8-9 which relates to the extension of a long established (and permitted) commercial enterprise, where the

nature of the development (an extension) is intended to support its continued operation and expansion.

- 7.7. The proposal consists of retention of a change of use from shed to use as a crèche and retention for extension for use as a crèche. The proposed extension and change of use will increase the number of children from the permitted 20 number under planning reference 16600629 to 40 children. The applicant has provided details in relation to the breakdown of the number of children arriving at different times throughout the day. The proposed 40 number will be in attendance prior to primary school starting, during the preschool hour and afterschool care. The applicant has outlined that drop off and pick up for the children will be staggered throughout the day and that a bus is provided by the applicant to pick up and drop off children to Clonmore NS. In addition, car pooling is used in some cases.
- 7.8. Section 6.6 of the CDP outlines that “new childcare facilities are acceptable in principle in areas with a proven demand for childcare, and where they are located to reduce the need for unsuitable traffic movements”. Appropriate locations are noted as within close proximity to, or within places of employment, educational institutions and places convenient to public transport nodes in line with the “10-Minute Town” concept. The proposal is essentially an extension to an existing childcare facility, the applicant has demonstrated that there is a need for the facility and that there is nothing similar to it in the nearby village. The facility is the closest to Clonmore NS which is an 8 minute drive and the applicant provides a bus service to drop and collect children using the childcare facility. I accept that the proposed location is rural in nature and adjacent to the applicant’s family home, however, the main issue relates to access to the facility. The main local road to access the site, is narrow and only suitable for 1 car passing through, there are few areas to pull in and let an oncoming car to pass by. This is further discussed in section 7.12 below.
- 7.9. Policy 8-5 & Policy 8-9 of the CDP are applicable to this proposal. In regard to policy 8-5, part c applies. The proposal will increase the number of children from 20 on the previously permitted development to 40 children in this current application. In my opinion, the activity has developed to a scale that is inappropriate by virtue of its size in a rural context. This is due to the increase in traffic passing through the local road to access the site. The applicant has demonstrated compliance with car parking standards on site.

- 7.10. I note Policy 8-9 of the CDP also supports commercial/industrial enterprises as non-conforming but long-established uses, to support their continued operation and expansion, provided such does not result in loss of amenity to adjoining properties, adverse impact on the environment, visual detriment to the character of the area or creation of a traffic hazard. Having regard to the nature of the local road and its poor carrying capacity, the proposed increase in child numbers will create a traffic hazard for road users on the L3248. The proposal generates significant private car movements with no potential for linked trips and limited potential for movements by active travel or sustainable transport modes.
- 7.11. The CDP policies are generally in support of childcare facilities and I note the nature of this childcare facility as mainly outdoors in the countryside, however, having regard to the limited carrying capacity of the local road L-3248 which is used as the main access to the site and the limited public transport in the area, the proposal does not comply with policy 8-5 and policy 8-9 of the CDP and therefore in my opinion should be refused.
- 7.12. **Traffic**
- 7.13. The subject site is located in a rural area and access via a cul de sac lane of the L-3248. The L-3248 connects the N62 to local road L-3246. The local road is very narrow and only suitable for 1 car at a time, there are few undesignated passing points/laybys.
- 7.14. The grounds of appeal state the local road L-3246 has several locations to facilitate safe passing cars with good forward sightlines. The appeal also highlights that the proposal will not involve 40 individual car trips, as most cars will transport their family of 2 or 3 children. The appeal also outlines that the applicant operates a 9-seater mini-bus which has capacity for up to 8 children and 1 driver and the use of a 7-seater to transfer more children from the local primary school at Clonmore NS which is an 8 minute drive to/from the creche. In addition, 75% of the preschool children are collected from Clonmore NS by the applicant as school age children are dropped as part of the service.
- 7.15. The applicant has provided a breakdown of when children are dropped and collected at various times throughout the day depending on which service is being used i.e., full day care, preschool or afterschool. Although, the applicant has not submitted full

details of how many children travel by private car directly to the site, nor has a traffic impact assessment being carried out. In the absence of any further details on the movement and flow of traffic to and from the site and along the rural road, it cannot be definitely concluded that the proposed development would not have a significant negative impact on the local road network.

7.16. Having regard to the number of children attending the service throughout the day and given the poor standard of the local road serving the site, it is in my opinion that the proposed increase in child numbers could be considered as a traffic hazard for road users in the vicinity.

7.17. Material Contravention

7.18. The planning authority refused permission for the proposed retention development and proposed development as it is considered that the proposed development materially contravenes the requirements of Section 6.6, policy 6-5 and policy 8-5 of the Tipperary County Development Plan 2022 where they relate to childcare and expansion of enterprises in the open countryside. The 1st party appeal notes that the proposed development does not materially contravene policy 6-5 and policy 6-5.

7.19. In regard to policy 6-5, this relates to new childcare facilities and the demand arising from new residential developments. The proposal relates to an extension to an existing childcare facility in a rural area and therefore in my opinion will not materially contravention of this policy has occurred.

7.20. In my opinion, the proposal does not materially contravene policy 8-5 as I consider the proposal will not have a negative impact on residential, environmental or rural amenity of the area. I consider the increase in children attending the facility will impact on the traffic safety for road users along the L-3248, although traffic safety is not directly quoted in the policy but reference to 8-5 (c): where the enterprise or activity develops to a scale that is inappropriate by virtue of activity or size in its rural context, the Council will encourage its re-location to a more suitable location on zoned land within towns and villages, and, (d) uses that would entail significant customer draw, including non-farm related shops/retailing will not be considered appropriate.

7.21. Therefore, I conclude that the proposal would not materially contravene the Tipperary County Development Plan 2022-2028. In this regard, if the Board is of the

mind to grant permission, I do not consider the criteria under Section 37(2)(b) need to be complied with.

8.0 AA Screening

- 8.1. Having regard to the proposed development & retention development of an extension to an existing creche facility along with alterations to onsite wastewater treatment and new car park. The nearest European site is Kilduff, Devilsbit Mountain SAC (site code: 000934) which lies approximately 7.5km west of the subject site. Given the distance of the SAC from the subject site and in the absence of any direct source or pathway, it is considered that no Appropriate Assessment issues arise as the proposed development would not be likely to have a significant impact individually or in combination with other plans or projects on a European site.

9.0 Recommendation

- 9.1. I recommend that planning permission should be refused for the reasons and considerations as set out below.

10.0 Reasons and Considerations

1. Having regard to:

- The nature, extent and scale of the proposed development which doubles the childcare place capacity above that previously permitted.
- The nature of traffic movements to and from the site which will be by private car in the main.
- The location of the development in an un-serviced rural area with limited opportunities for access other than by means of private car.
- The deficiencies in the local road network serving the site in accommodating the increased traffic movements to and from the site generated by the proposal.

It is considered that the proposed development, which would be principally dependent on private car transport, would lead to the creation of an

unsustainable car dependent development. The proposed development would, thereby, contravene policy 8-5 which relates to the sustainable expansion of enterprises in the rural area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site is located on a minor road which is seriously substandard in terms of width and alignment. The traffic generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users.

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.

Jennifer McQuaid
Planning Inspector

25th September 2024

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	ABP-319720-24		
Proposed Development Summary	Retention for change of use from storage sheds to a creche, retention of new extension. Permission for new carparking and alterations to existing wastewater treatment system and all associated site works.		
Development Address	Skehanagh, Templemore, Co. Tipperary		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	X
		No	
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?			
Yes			EIA Mandatory EIAR required
No	X		Proceed to Q.3
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?			
		Threshold	Comment (if relevant)
No	X		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:** _____