



An  
Bord  
Pleanála

## Inspector's Report ABP-319759-24

### Development

Alterations to existing dwelling house to include demolition of attached single storey garage/storage shed, revised site boundaries, modified vehicular entrance and construction of 3 no. detached dwelling houses and all ancillary and associated site development works including site clearance works, new vehicular entrances off the public road, car parking spaces, hard and soft landscaping and boundary treatment works.

### Location

Rock Road, Blackrock, Co. Louth

### Planning Authority

Louth County Council

### Planning Authority Reg. Ref.

23471

### Applicant(s)

Anita Wogan

### Type of Application

Permission

### Planning Authority Decision

Grant permission

<b>Type of Appeal</b>	Third Party
<b>Appellant(s)</b>	Donal Skelly
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	16 <sup>th</sup> July 2024
<b>Inspector</b>	Emma Nevin

## **1.0 Site Location and Description**

- 1.1. The appeal site is situated on the Rock Road in Blackrock and is approximately 0.5km to the east of Blackrock village. The site comprises part of the garden area of an existing detached two storey dwelling, which is positioned close to the roadside boundary. The site comprises of mature trees, with some shed structures constructed to the site boundary, which comprises a low stone wall with pedestrian gate leading to the front of the dwelling. There is a narrow vehicular access to the south-west with a second access providing access to the rear of the side and rear of the site. The site has a stated area of 0.1757ha.
- 1.2. The surrounding area is residential in character with the residential developments of 'Gort Na Glaise' to the south, west and east, and 'Cois Farriage' further along Rock Road to the east. Development to the north (northeast and northwest) on the opposite side of Rock Road comprises lower density residential of detached / semi-detached dwellings on large plots.

## **2.0 Proposed Development**

- 2.1. The proposed development encompasses alterations to the existing house to include the demolition of the attached single story garage/ storage shed. The existing dwelling will be retained as a two-bedroom dwelling. It is proposed to construct 3 detached dwelling houses, two positioned to the east of the existing dwelling (units 1 and 2) and one positioned to the west of the existing dwelling (unit 3).
- 2.2. The proposed dwellings will comprise 3no. four bed units, with a stated gross floor area of 600 sq. m. Each unit is to be served by an area of private open space in the form rear gardens ranging in size from 70.8 sq. m. (unit 3) to 135.7 sq. m. (unit 2).
- 2.3. In terms of design, the proposed dwellings 2 & 3 will be similar with a gable front to the roadside boundary and will be L-shaped configuration. Following the further information request, the proposed dwelling 1, was amended to a linear form layout, with a gable front to the roadside boundary. The proposed dwellings have an overall height of 8.2 metres.
- 2.4. The existing pedestrian and vehicular entrance are to be retained to serve the existing dwelling. Two new vehicular entrances are proposed to the Rock Road, one

shared vehicular entrance to houses 1 & 2 and a dedicated entrance to house 3. A new concrete footpath is proposed to the roadside boundary in front of the proposed site.

2.5. A total of 8 no. car parking spaces are proposed, two spaces to each proposed house and two spaces to serve the existing dwelling.

2.6. Table 1 below provides a schedule of the key figures associated with the proposed development:

<b>Table 1 - Site / Development Details</b>	
Site Area	0.1757 ha
Gross Floor Area	600 sq. m.
No. of proposed units	3
Car Parking	6 spaces
Public Open Space	0 sq. m.

2.8. Table 2 below provides a breakdown of the residential unit types proposed:

<b>Table 2 – Residential Unit Type</b>			
<b>House No.</b>	<b>House Type</b>	<b>Unit Size</b>	<b>Private Amenity Space</b>
Dwelling 1	2 bed – detached	205.4 sq. m.	79 sq. m.
Dwelling 2	4 bed – detached	197.4 sq. m.	86 sq. m.
Dwelling 3	4 bed – detached	197.4 sq. m.	91 sq. m.
Dwelling 4 (existing)	2 bed – detached	101.6 sq. m.	Not stated

## **3.0 Planning Authority Decision**

### **3.1. Decision**

3.1.1. The Planning Authority granted permission, following significant further information request, on 25<sup>th</sup> April 2024, subject to 16 conditions, which included the following:

- Condition 2 relates to materials and finishes.
- Condition 3 relates to landscaping within the site.
- Condition 4, requests that the stairwell window on the western side of House No. 3 shall have obscure glazing, as per the further information drawing.
- Condition 6 relates to Uisce Eireann agreements.
- Condition 8 requires the applicant to submit a Construction and Demolition Waste Management Plan (RWMP) prior to the commencement of development.
- Condition 9 relates to the control of Noise and Vibration.
- Condition 10 requires details and specifications of the proposed footpath to the front of the site, to be agreed prior to the commencement of development.
- Condition 11 relates to public lighting along the public road.
- Condition 15 pertains to Development Contributions.
- Condition 16 relates to the lodgement of a cash deposit.

### **3.2. Planning Authority Reports**

3.2.1. Planning Reports dated 29<sup>th</sup> January 2024 and 22<sup>nd</sup> April 2024 have been provided.

3.2.2. This planning application was assessed under the Louth County Development Plan, 2021 – 2027, as varied.

3.2.3. The original planning report considered it necessary to seek further information on the following items:

- To consider omitting one new house, either No. 1 or No. 2, to improve the overall layout of the development and reduce the number of new vehicular entrances along this road.
- To submit revised site layout plans demonstrating sight lines of 2.4m x 49m over a height of 0.6-1.05m above road level as per Sections 4.4.4 and 4.4.5 of the Design Manual for Urban Road and Streets (DMURS) for each vehicular entrance proposed.
- To submit revised site layout plans showing a new 1.8m wide public footpath along the site frontage that runs in a straight line with, and links to the existing public footpath on both sides of the site. The footpath should not protrude out from the site towards the road.
- To submit revised house plans showing the window on the stairs in the westernmost house (No. 3) as having opaque glass, so that there will be no issue with overlooking of the adjacent house and garden area.
- To engage with Irish Water through the submission of a pre-connection enquiry in order to determine the feasibility of connection to the public water/wastewater infrastructure, which should be submitted as the response to the further information request.

3.2.4. The second planning report considered the further information response to be acceptable and addressed any outstanding concerns raised.

It was considered that the further information was a significant alteration to the original proposal, and as such, revised newspaper and site notices were required.

3.2.5. The planners report concluded that the proposed development would not seriously injure the visual amenities of the area or residential amenities of other properties in the vicinity and would not be likely to have significant effects on the built or nature environment and is in accordance with the Louth County Development Plan, 2021 – 2027, as varied subject to 16 no. conditions.

3.2.6. Other Technical Reports:

The planning report indicates that the following were consulted during the assessment of the planning application:

- Placemaking and Physical Infrastructure Section: Report received requesting further information. Following submission of further information, no objections subject to conditions.
- Environment Section: Report received stating no objection subject to conditions.

### **3.3. Prescribed Bodies**

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

- Uisce Eireann: Report received requesting further information.

### **3.4. Third Party Observations**

3.4.1. Four third party submissions were received, the issues raised within which can be summarised as follows:

- Three extra houses proposed on a busy road will result in a high level of danger.
- The proposed footpath will further restrict the width of the existing road.
- Demolition of an example of agricultural architecture.
- Removal of existing garden boundary, and mature trees are worthy of preservation.
- Existing entrances already hazardous due to traffic volumes.
- Increased traffic will cause noise pollution and potential safety hazards.
- The road is unsafe – speed bumps and signage introduced to slow traffic.
- The proposed development will have a negative impact on the community.
- Houses will cause overlooking and privacy infringement.
- Height and scale of development should be significantly curtailed and set back further from the road.
- Scale of the properties is overbearing and significantly different in terms of architectural design and scale and will dominate the area and should be reduced.

3.4.2. Following the submission of further information, three further third-party observations were received, the issues raised within which can be summarised as follows:

- The revised application does not address previous concerns raised.
- Previous issues reiterated in the further submissions including the location, layout, residential private amenity, site size, traffic safety, footpath, parking and architectural heritage.

## 4.0 Planning History

None on this site.

## 5.0 Policy Context

### 5.1. Development Plan

5.1.1. The Louth County Development Plan 2021 – 2027, came into effect on 11<sup>th</sup> November 2021, as amended by Variation 1 on the 18<sup>th</sup> July 2022, and Variation No. 2 on the 20<sup>th</sup> May 2024.

5.1.2. Under the Louth County Development Plan 2021 – 2027, as amended by variation 1 and variation 2, the site is zoned “A2 – New Residential – Phase 1”, with a stated objective “*To provide for new residential neighbourhoods and supporting community facilities*”.

Part of the site is zoned “A1 – Existing Residential”, with a stated objective “*To protect and enhance the amenity and character of existing residential communities*”.

5.1.3. Under this zoning objective “*This is the primary location for new residential neighbourhoods. Any development shall have a high-quality design and layout with an appropriate mix of housing and associated sustainable transport links including walking, cycling, and public transport to local services and facilities. The density of the development shall be reflective of the location of the lands, with higher densities required on more centrally located areas close to employment or services, or in strategic locations along public transport networks. In addition to residential development, consideration will also be given to community facilities, retail services*



*and uses that would support the creation of a sustainable neighbourhood; provided such development or uses are appropriate in scale and do not unduly interfere with the predominant residential land use”.*

5.2. Relevant Sections and Policy Objectives:

- 5.2.1. Section 1.2.1 of the Plan relates to residential developments in Dundalk and notes that the success of Dundalk as a self-sustaining Regional Growth Centre will be dependent on the delivery of a minimum 30% compact growth, through regeneration and redevelopment of vacant, infill/brownfield sites in the town centre, other character areas and in Mount Avenue. Development of these lands will therefore be a central tenet of the Urban Area Plan (UAP) / Local Area Plan (LAP).
- 5.2.2. Section 2.4.4 Louth’s Growth Strategy states the *“Contribution of urban regeneration lands and development of infill sites to the revitalisation of settlements and sustainable compact urban growth (in Louth a minimum 30% of new homes to be in the built up footprint of the urban area) facilitated by investment in services, transport, infrastructure etc.”.*
- 5.2.3. Section 2.6.6 Compact Growth states, *“An overriding objective of both the NPF and the RSES is the need to achieve ambitious targets for compact growth in urban areas”,* and *“In satisfying this target for compact growth, an analysis of appropriate brownfield and infill sites with potential capacity to deliver new homes was completed for Dundalk, Drogheda, Ardee and Dunleer and the remaining Level 3 settlements”.*
- 5.2.4. Policy Objectives:
- CS 2 To achieve compact growth through the delivery of at least 30% of all new homes in urban areas within the existing built up footprint of settlements, by developing infill, brownfield and regeneration sites and redeveloping underutilised land in preference to greenfield sites.
  - SS 21 To support sustainable high density development, particularly in centrally located areas and along public transport corridors and require a minimum density of 50 units/ha in these locations.
  - HOU 1 To secure the implementation of the Louth Housing Strategy 2021-2027.

- HOU 10 To continue to support the creation of sustainable communities throughout the County for people across all the life stages by facilitating the creation of attractive neighbourhoods where there are strong links and connections to local services, community facilities and employment areas and where walking, cycling, and public transport is prioritised.
- HOU 11 To encourage and support a range of appropriate uses in town and village centres that will assist in the regeneration of vacant and under-utilised buildings and land and will re-energise the town and village centres, subject to a high standard of development being achieved.
- HOU 15 To promote development that facilitates a higher, sustainable density that supports compact growth and the consolidation of urban areas, which will be appropriate to the local context and enhance the local environment in which it is located.
- HOU 17 To promote and facilitate the sustainable development of a high quality built environment where there is a distinctive sense of place in attractive streets, spaces, and neighbourhoods that are accessible and safe places for all members of the community to meet and socialise.
- HOU 18 To develop sustainable and successful neighbourhoods through the consolidation and redevelopment of built-up areas and promote new compact mixed-use urban and rural villages served by public transport and green infrastructure.
- HOU 19 To enhance and develop the fabric of existing urban and rural settlements in accordance with the principles of good urban design including the promotion of high quality well-designed visually attractive main entries into our towns and villages.
- HOU 20 To require a design led approach to be taken to sustainable residential development in accordance with the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) and any associated Design Manual, to ensure the creation of quality, attractive, and well connected residential areas and neighbourhoods.

- HOU 21 To ensure that new residential developments are consistent, in so far as practicable, with the 'Guidelines on Sustainable Residential Development in Urban Areas' in creating attractive, sustainable, climate resilient and healthy communities.
- HOU 22 To require residential developments to prioritise and facilitate walking, cycling, and public transport and to include provision for links and connections to existing facilities and public transport nodes in the wider neighbourhood.
- HOU 23 To require the layout of residential developments to take account of the Design Manual for Urban Roads and Streets (2019) in the provision of pedestrian and cycling infrastructure and crossing points and the design of estate roads and junctions.
- HOU 25 All new residential and single house developments shall be designed and constructed in accordance with the Development Management Guidelines set out in Chapter 13 of this Plan.
- HOU 26 To require the provision of an appropriate mix of house types and sizes in residential developments throughout the County that would meet the needs of the population and support the creation of balanced and inclusive communities.
- HOU 28 To encourage innovation in design that delivers buildings of a high quality that positively contribute to the built environment and local streetscape.
- HOU 30 To encourage building design and layout that maximises daylight and natural ventilation and incorporates energy efficiency and conservation measures that will improve the environmental performance of buildings in line with best practice.
- HOU 32 To encourage and promote the development of underutilised infill, corner, and backland sites in existing urban areas subject to the character of the area and environment being protected.
- IU 19 To require the use of Sustainable Drainage Systems to minimise and limit the extent of hard surfacing and paving and require the use of SuDS

measures be incorporated in all new development (including extensions to existing developments). All development proposals shall be accompanied by a comprehensive SuDS assessment including run-off quantity, run off quality and impacts on habitat and water quality.

- IU 20 To require all development proposals meet the design criteria, (adjusted to reflect local conditions), and material designs contained in the Greater Dublin Strategic Drainage Study (GDSDS) and demonstrate how runoff is captured as close to source as possible with subsequent slow release to the drainage system and watercourse.
- IU 21 To seek to avoid the discharge of additional surface water to combined sewers and promote Sustainable Urban Drainage Systems (SuDS) and solutions to maximise the capacity of towns with combined drainage systems.
- IU 23 To ensure all new developments provide for separated drainage systems.
- IU 26 To reduce the risk of new development being affected by possible future flooding by:
  - Avoiding development in areas at risk of flooding and,
  - Where development in floodplains cannot be avoided, taking a sequential approach to flood risk management based on avoidance, reduction and adaptation to the risk.
- IU 27 To ensure all proposals for development falling within Flood Zones A or B are consistent with the “The Planning System and Flood Risk Management – Guidelines for Planning Authorities” 2009. Proposals for development identified as being vulnerable to flooding must be supported by a site-specific Flood Risk Assessment and demonstrate to the satisfaction of the Planning Authority that the development and its infrastructure will avoid significant risks of flooding and not exacerbate flooding elsewhere.

In Flood Zone C, where the probability of flooding is low (less than 0.1%), site-specific Flood Risk Assessment may be required, and the developer should satisfy themselves that the probability of flooding is appropriate to the development being proposed. The County Plan SFRA datasets and the most

up to date CFRAM Programme climate scenario mapping should be consulted by prospective applicants for developments in this regard and will be made available to lower-tier Development Management processes in the Council.

Applications for development in flood vulnerable zones, including those at risk under the OPW's Mid-Range Future Scenario, shall provide details of structural and non-structural risk management measures, such as those relating to floor levels, internal layout, flood-resilient construction, emergency response planning and access and egress during flood events.

- IU 87 To promote innovative new building design and retrofitting of existing buildings where possible and encourage the design and construction of buildings that are functionally adaptable, to improve building energy efficiency, energy conservation and the use of renewable energy sources, in accordance with national policy and guidance.
- NBG 6 To ensure a screening for Appropriate Assessment (AA) on all plans and/or projects and/or Stage 2 Appropriate Assessment (Natura Impact Report/ Natura Impact Assessment) where appropriate, is undertaken to make a determination. European Sites located outside of the County but within 15km of the proposed development site shall be included in such screenings as should those to which there are pathways, for example, hydrological links for potential effects.

#### 5.2.5. Chapter 13: Development Management:

- 13.3.1 Appropriate Assessment.
- 13.8 Housing in Urban Areas.
- 13.8.4 Density and Plot Ratio.
- 13.8.6 Building Heights.
- 13.8.7 Layout.
- 13.8.9 Residential Amenity.
- 13.8.10 Daylight and Sunlight.
- 13.8.11 Boundary Treatment.

- 13.8.13 Dwelling Design, Size and Mix.
- 13.8.17 Private Open Space.
- 13.8.18 Car and Cycle Parking.
- 13.8.19 Bin Storage.
- 13.8.32 Infill and Backland Development in Urban Areas.
- 13.16.12 Car Parking Standards.
- 13.16.17 Entrances and Sightlines.

### 5.3. **National Planning Framework (NPF)**

5.3.1. The NPF provides an overarching policy and planning framework for the social, economic and culture development of the country. An important element of the growth strategy, intrinsic to the NPF, is securing compact and sustainable growth as it offers the best prospects for unlocking regional potential. The preferred approach for compact development is one which focuses on reusing previously developed 'brownfield' lands and development of infill sites and buildings. To this end the NPF requires at least 30% delivery of all new homes in settlements (outside of the 5 cities) to be within the existing built up footprint (NPO 3(c)).

### 5.3.2. **Regional Spatial and Economic Strategy (RSES) - Eastern and Midland Regional Assembly (EMRA)**

5.3.3. The RSES sets out the strategic framework for the economic and spatial development of the Eastern and Midland Region up to 2031. The primary objective of the RSES is to support more sustainable settlement patterns that focus on compact growth, makes the most efficient use of land and infrastructure, and takes an integrated approach to development that provides employment opportunities and improvements to services alongside population and residential growth.

5.3.4. Reflecting the NPF, the RSES emphasises sustainable development patterns, and seeks to focus growth in regional growth centres, such as Drogheda and Dundalk and within the footprint of existing urban areas.

#### **5.4. Section 28 Ministerial Guidelines and Other Relevant Guidelines**

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

- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).
  - Appendix B: Measuring Residential Density.
  - Appendix D: Design Checklist Key Indicators of Quality Urban Design and Placemaking.
- Design Manual for Urban Roads and Streets (2013),
- Development Management Guidelines (2007),
- Housing for All – A New Housing Plan for Ireland to 2030 (2021); and
- BRE Guidance ‘Site Layout Planning for Daylight and Sunlight’: A Guide to Good Practice (2022).

#### **5.5. Natural Heritage Designations**

5.5.1. The subject site is not located within a designated European Site. However, the closest such sites are:

- The Dundalk Bay SPA (Site Code IE0004026), which is approx. 0.57km from the site.
- The Dundalk Bay SAC (Site Code IE0000455), which is approx. 0.57km from the site.
- The Carlingford Mountains SAC (Site Code 000453), which is approx. 8.9km from the site.

#### **5.6. EIA Screening**

5.6.1. I refer the Board to Appendix 1 – Form 1 EIA Pre-Screening and Form 2 EIA Preliminary Examination of this report.

- 5.6.2. Having regard to the nature and scale of the proposed development comprising an infill residential development of only 3no. units, including the retention and upgrade of the existing dwelling on site, and the location of the site outside of any protected site, the nature of the receiving environment, the availability of public services, and the separation distance from the nearest 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. Grounds of Appeal**

- 6.1.1. A third party appeal has been received from Donal Skelly, 7 Rockville, Blackrock.

The grounds of the appeal are summarised as follows:

- Three new entrances to the Rock Road in the immediate vicinity to the junction with Rockville and below a blind hillcrest on the Rock Road is unsafe.
- The overbearing character of the houses, being a scale that will dominate the immediate local architectural streetscape will be architecturally distinct as set in context and different from the perspective of other residences in the immediate vicinity.
- The destruction of an architecturally rare farmhouse with sheds and gardens, which is the current layout.
- The protrusion of the footpath onto the Rock Road and the hazard this will create as drivers will perceive a wider road than exists.
- The impact of the appellants property whereby this proposed development will result in substantially overlooking and will impact the privacy currently enjoyed.
- Two of these houses will cast a shadow on the appellants property for a significant portion of winter day depriving thermal solar gain that is currently enjoyed.



- The planning authority made several recommendations to the developer. The revised plan submitted by the developer did not address either issue in a meaningful way to address the planning authorities concerns.
- The number of houses was not reduced but one of the houses was slightly smaller than previously proposed. This does not align with the recommendation of the local planning authority.
- There would still be 3 new entrances onto the Rock Road, two of these would be side-by-side creating the impression of a single entrance but in effect still being two distinct entrances.
- The footpath to remain essentially unchanged, still creating a visual narrowing of the road while placing pedestrians in the direct line of cars traveling east-west on the Rock Road approaching the crest of a hill.
- The adjustments made to the development plans when resubmitted do not implement the recommendations in any meaningful way and so contend that the planning authority erred in approving the revised development.
- An Bord Pleanála is urged to revise the planetary decision and seek real changes to the planned development or prevent proceeding it in its entirety.

## 6.2. Applicant Response

6.2.1. A first party response to the appeal was received dated 13<sup>th</sup> June 2024. The submission responds to the issues raised within the third party appeals as follows: -

- It was demonstrated as part of the planning application that adequate sight lines, as per DMURS could be achieved for each entrance proposed.
- The applicant engaged with the Roads Engineer of the Planning Authority prior to the further information being lodged and they are satisfied with the proposal.
- The two existing entrances off the Rock Road to these lands are very poor and have poor visibility and a traffic hazard. This hazard will be eliminated as part of the proposed development.

- The new houses are not overbearing, the scale compliments all other surrounding houses which are all two-storey.
- The house finished four levels are stepped in line with the contours of the site to create less bulky appearance scale and massing.
- The mature trees on the lands to the east in effect screen the development from approaching traffic to the east and the existing house to the west screens and blocks off the houses on approach from the west.
- The appellant's house is in excess of 35 metres north of the nearest proposed house No. 1 on the opposite side of the road with an existing house between the appellant house and the proposed house.
- The appellant's house is located below the level of the main public road with a sloping away drive and a wall in excess of two metres high along the roadway. The roof is the most dominant visible element of the appellant's property from the public roadway.
- The existing house is not being demolished, there is a single storey annex extension to the dwelling house and storage shed that are being removed, both of which have no architectural merit.
- The proposed footpath does not protrude onto the Rock Road and the road will not become narrower as a result.
- The applicant has been approached by Louth County Council in relation to a CPO for a section of the front of the property for the purpose of providing a new footpath to connect to the existing footpaths on each side of the site.
- The connection of the existing footpaths will be a significant improvement in safety for pedestrians. Condition 10 of the decision to grant planning permission relates to this.
- Nothing the location of the proposed development relative to the appellants site, the proposal is well in excess of the minimum separation distances, and the position of the appellants dwelling and a 2metre high boundary wall prevents any overlooking of the appellants property.

- The appellant states that the proposal overshadows his property during the winter yet has not demonstrated this is factually incorrect as the property is in excess of 35 metres from the nearest house. It is contended that the appellants house is already overshadowed by the presence of the 2metre high boundary wall along the public roadway and the mature trees adjacent to the dwelling house at present.
- The appellant's lighting is not affected nor indeed the requirement for additional fossil fuel heating.
- The applicant revised the site layout as part of significant further information submission to address the issues in respect to the proximity of the proposed house 1 and house 2. House 1 was redesigned to allow a separation distance of 4.9 meters between the proposed dwellings. In relation to the concerns in respect of additional individual access from the road, a shared entrance to serve two houses on site was proposed.
- This development meets all the separation distances, private open space requirements, etc. required under housing guidelines.
- The further information submitted addressed the issues raised by the local authority and the request for further information and indeed the basis for the decision to grant permission.

### **6.3. Planning Authority Response**

6.3.1. A response was received from the planning authority dated 12<sup>th</sup> June 2024. The submission responds to the third-party appeal as follows:

- The issues raised and the appellant's appeal statement, have already been comprehensively considered in the planner's report dated 29<sup>th</sup> January 2024 (further information requested), and on the 22<sup>nd</sup> of April 2024, grant after further information received.
- The applicant was asked to consider the potential emission of one new house to the scheme, however the applicant submitted revised drawings showing house No. 1 redesign to allow significantly greater separation distance of 4.9 metres from the adjoining new house, which will improve

privacy and visual amenity from the public road. Ample rear garden space of at least 79 square metres was still provided to the rear.

- In previous planning reports all issues raised in the submissions received were considered. The planning authority was satisfied that the separation distances between the proposed new houses to the eastern part of the site would not adversely impact on the amenity of neighbouring residents through overlooking or overshadowing.
- Shared access to houses 1 and 2 were now proposed rather than two separate entrances onto Rock Road, and the parking provision to the front driveway was reconfigured for these two houses. The required sight lines were shown.
- Regarding the proposed footpath along the front of the site, the planning authority was not fully satisfied with the further information submitted, and therefore attached Condition 10 to deal with the matter.
- The Placemaking and Physical Infrastructure Section were consulted regarding traffic safety and their report was satisfied with the further information submitted and recommended grant of planning subject to conditions.
- It is noted that the appeal statement refers to the architectural heritage of the site, but it is considered that the existing, white-washed stonewall along the front of the site and the small shed are of no particular vernacular or architectural merit and can be removed.

6.3.2. The planning authority conclude that An Bord Pleanála are requested to uphold the decision of the Planning Authority, and requests that conditions are included.

#### 6.4. **Observations**

None received.

#### 6.5. **Further Responses**

None received.

## 7.0 Assessment

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

- I. Principle of Development
- II. Proposed Layout and Removal of existing structures on site
- III. Impact on Residential and Visual amenity
- IV. Access – Including Footpath
- V. Appropriate Assessment, and
- VI. Other Matters.

### 7.2. Principle of Development

- 7.2.1. The applicable Development Plan for development in the area is the Louth County Development Plan, 2021 – 2027 (as varied). Under the Development Plan, the site is zoned residential, with specific reference to infill development as follows, *“infill developments, extensions, and the refurbishment of existing dwellings will be considered where they are appropriate to the character and pattern of development in the area and do not significantly affect the amenities of surrounding properties”*.
- 7.2.2. In relation to infill development, I also reference Section 3.16.1 of the Development Plan which highlights that the Council seeks to encourage the development of underutilised infill, corner and backland sites in existing residential areas and that the use of contemporary and innovative design solutions will be considered for this type of development. This is further echoed in Policy Objective HOU 32, *“To encourage and promote the development of underutilised infill, corner and backland sites in existing urban areas subject to the character of the area and environment being protected”*.
- 7.2.3. Accordingly, residential development is permitted in principle under this zoning objective and therefore, I consider the principle of the proposed development to be acceptable.

### **7.3. Proposed Layout and Removal of existing structures on site**

- 7.3.1. The appellant states that the number of houses was not reduced and as such the proposal does not align with the recommendation of the planning authority. I note under the further information the applicant was requested to consider omitting one dwelling house, in order to improve the overall layout of the proposal. However, as part of the further information response, the applicant presented a revised site layout whereby proposed house 1 was redesigned, providing a greater separation distance between proposed house 1 and proposed house 2, which improved privacy and visual amenity of the dwellings. The revised scheme was deemed acceptable to the planning authority.
- 7.3.2. Having reviewed the revised scheme, as per the further information submission, I am also satisfied that the proposed layout will not result in an undue impact on the residential amenity of the intended occupiers and also improves the visual appearance of the proposed dwellings as viewed from the Rock Road.
- 7.3.3. The proposed scheme comprises planning permission for 3no. residential units and the retention and alteration to the existing dwelling on a 0.17ha site, resulting in 4 no. residential units, which would equate to a net density of 23.5units per hectare. While this may be considered relatively low for new development on residential zoned lands, I consider that the density of development proposed is acceptable, in this instance, having regard to the smaller scale and infill nature of the subject site and the prevailing pattern and density of development in the area which comprises mainly low-to medium density conventional housing.
- 7.3.4. Overall, I am satisfied that the proposed development would be an acceptable use of zoned and serviced lands and as such is consistent with the Development Plan.
- 7.3.5. In relation to the existing structure on site and existing boundary treatments, the appellants express concerns in relation to the destruction of an architecturally rare farmhouse. Following my site inspection, and noting the extent of demolition proposed, I do not consider that the existing structures to be demolished are of any architectural significance or character, nor do they add to the existing streetscape. The existing dwelling on site is currently vacant, and the proposal is to retain and refurbish the existing dwelling with only the attached annex extension and sheds to

be demolished. In addition, part of the front boundary wall will be removed, which is also of no architectural merit.

- 7.3.6. Therefore, the proposal, in my opinion will improve the existing dwelling on site, will accord with Policy Objective IU 87, which promotes the retrofitting of existing buildings where possible, will provide an increased density on this site and will add to the streetscape at this location.

#### **7.4. Impact on residential and visual amenity**

- 7.4.1. The appellant expresses several concerns regarding overshadowing, overlooking, loss of privacy, loss of light and overbearance on adjoining sites.
- 7.4.2. In terms of overshadowing, while no shadow survey was undertaken by the applicants, having carried out a site visit, reviewed the planning application drawings and documentation and noting the scale, height, and location of the proposed development, I do not consider that the proposed development would contribute to significant overshadowing of the adjoining properties to the north, south and west of the site.
- 7.4.3. In terms of overlooking, and the concerns raised by the appellant, I note that the appellants site is some 35 metres to the north of the proposed front building line, across the Rock Road, within a development know as Rockville with the appellants dwelling fronting towards the road. I note the site levels within Rockville, where the appellants dwelling is at a lower site level to that of the existing road. Given this context and the separation distance to the appellants site, I do not consider that the proposed development would unduly overlook the appellants site or result in a loss of privacy.
- 7.4.4. Following my site inspection, however, and noting the relationship between the proposed house 1 and the rear garden of the adjoining site to the south, i.e. No. 7 'Gort na Glaise', and the limited separation distance of 2.6 metres from the site boundary with the rear garden of No. 7, I have concerns in relation to the potential overlooking from the first floor window to the rear elevation of house 1 (serving the master bedroom) into the rear amenity space of the adjoining site at No. 7.
- 7.4.5. I note that the separation distances and relationship between the proposed house 2 and 3 would be acceptable and would not result in overlooking and or loss of privacy.

- 7.4.6. In this regard, I recommend that a condition be included to replace the proposed window to the rear elevation at first floor level, serving the master bedroom, with a high-level window. While there is glazing proposed to the northeast side elevation to serve the master bedrooms, a high level window to the rear elevation will ensure that the master bedroom is adequately served by natural light, and will prevent undue overlooking to the rear of the adjoining site. The applicant shall be requested to agree these details with the planning authority prior to the commencement of development on site, should the Board be inclined to grant planning permission in this instance.
- 7.4.7. While the proposed dwellings will be visible from the adjoining sites, I note the layout of the residential development to the rear of the site at 'Gort na Glaise' and the form, layout and distance of the proposed development to the adjoining sites on the Rock Road and Rockville. Therefore, I do not consider that the development would result in a visually overbearing form of development given the proposed form and layout and would in my opinion be an attractive infill development for this site.
- 7.4.8. With respect to visual impact, the proposed development will be located to the side the existing dwelling on site, the proposed dwellings maintain the building line of the existing dwelling. The proposed dwellings will have overall heights 8.2 metres, which is consistent with the height of existing dwelling on site. I also consider that the proposed dwellings have a simple contemporary design, with high quality materials and finishes and will assimilate successfully into the streetscape at this location.
- 7.4.9. In relation to the issues raised pertaining to light and heat loss, I note the aforementioned separation distances from the proposed dwellings to the adjoining site, in particular noting the location of the appellants site to the north, however, I do not consider that the Board is in a position to draw any conclusions in relation to the matters raised.
- 7.4.10. Therefore, I am satisfied that the proposed development will improve the public realm by allowing the creation of an attractive high-quality residential scheme built upon an underutilised site, thus improving the amenity of the adjoining area.

## **7.5. Proposed Access – including Footpath**

- 7.5.1. The appellant highlights concern with respect of the proposed vehicular entrances to the site to serve the proposed development, given their location which is considered



unsafe, also states that the protrusion of a footpath onto the Rock Road will create a hazard for pedestrians, and following the further information the proposal still included three entrances and the footpath remained unchanged.

- 7.5.2. At time of my site inspection, I observed that the subject site is currently served by two vehicular access points onto Rock Road with one pedestrian entrance and mature planting to the northeast of the site. The Rock Road is a relatively straight road, with traffic calming measures in place and a speed limit of 50 km/hr. As part of the further information, the proposed access arrangement was amended with 3 no. dedicated vehicular access points proposed, one of which will be a shared access to serve houses 1 & 2. In addition, the applicant demonstrated that adequate sightlines could be achieved from the proposed vehicular entrances. On site parking was also proposed to serve each dwelling. The revised scheme was deemed acceptable to the planning authority.
- 7.5.3. Having reviewed the revised scheme, as per the further information submission, and noting the site conditions following my site inspection, I am also satisfied that the proposed vehicular entrances are acceptable and will not give rise to a traffic hazard at this location. I also consider that the proposed arrangement will greatly improve the visibility and access to the existing dwelling/site.
- 7.5.4. In relation to the proposed footpath, I noted at time of site inspection that there is an existing footpath on the opposite side of the subject site, with an existing footpath further along the road to the northeast of the subject site, and to the western side of the site, linking to the adjoining residential development. Presently, I consider the existing arrangement to the site to be unsafe, with the existing pedestrian entrance opening onto the road, with no footpath present. Therefore, the proposal for a footpath to the front of the site, will, in my opinion, improve the existing arrangement to the front of the site, and will improve pedestrian safety at this location. The proposed footpath also could link with the adjoining footpaths in the immediate vicinity, thereby, improving pedestrian permeability and safety at this location.
- 7.5.5. I note that Condition No. 10 of the Planning Authority grant of permission included that the applicant submits details of the proposed connection to the existing footpaths and that the proposed footpath will not protrude past the line of the current front boundary wall to ensure traffic and pedestrian safety. From a safety perspective

I consider that the inclusion of this condition to be warranted. I am satisfied that details pertaining to the proposed footpath can be appropriately dealt with prior to construction by way of condition should the Board be inclined to grant planning permission in this instance.

## **7.6. Appropriate Assessment**

- 7.6.1. I have considered the application for alterations to existing dwelling house to include demolition of attached single storey garage/storage shed, revised site boundaries, modified vehicular entrance and construction of 3 no. new 4 bedroomed detached dwelling houses and all ancillary and associated site development works including site clearance works, new vehicular entrances off the public road, car parking spaces, hard and soft landscaping and boundary treatment works, in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 7.6.2. The subject site is located an approximate distance from the following Natura 2000 Sites:
- The Dundalk Bay SPA (Site Code IE0004026), which is approx. 0.57km from the site.
  - The Dundalk Bay SAC (Site Code IE0000455), which is approx. 0.57km from the site.
  - The Carlingford Mountains SAC (Site Code 000453), which is approx. 8.9km from the site.
- 7.6.3. As noted in the forgoing, the proposed development comprises alterations to existing dwelling house to include demolition of attached single storey garage/storage shed, revised site boundaries, modified vehicular entrance and construction of 3 no. new 4 bedroomed detached dwelling houses; all associated site works and services.
- 7.6.4. No nature conservation concerns were raised in the planning appeal.
- 7.6.5. 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:

- Nature of works comprising alterations to an existing dwelling and 3 no. detached dwellings, and associated works in a residential location.
- The location and distance from nearest European site and the lack of any hydrological connectivity between the application site and the SAC/SPA.
- Taking into account screening report/determination by Planning Authority.

7.6.6. 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.

7.6.7. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

## 7.7. Other Matters

### 7.7.1. Part V:

In relation to Part V agreements, I note that the applicant submitted a Certificate of Exemption from the provisions of Part V, Section 96 of the Planning and Development Act, 2000, as amended as part of the planning application.

### 7.7.2. Conditions:

As noted in Section 3.1.1 of the foregoing, the local authority recommended a grant of permission subject to 16 no. conditions.

Notwithstanding the above assessment, specific conditions have been included in relation to demolition waste, noise and vibration, public lighting, and a cash bond in relation to the development, this is considered reasonable.

The remaining conditions are considered to be standard and given the nature and scale of the proposed development, I concur with the local authority and recommend the inclusion of standard conditions in this instance.

## 8.0 Recommendation

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

## 9.0 Reasons and Considerations

10.0 Having regard to the 'residential' zoning which applies to the site under the Louth County Development Plan 2021 – 2027 (as varied), under which residential development is stated to be generally acceptable in principle, subject to the conditions set out below, the proposed development would be an appropriate form of infill development in terms of scale, design, form and layout, would not seriously injure the residential and visual amenities of the adjoining residential development by reasons of overbearing, overshadowing or overlooking, would not impact on the character or visual amenity of the area, and would be acceptable in terms of traffic movements and pedestrian safety. Therefore, the proposed development complies with the Development Plan and accords with the proper planning and sustainable development of the area.

## 11.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 2<sup>nd</sup> day of March 2024, 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.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The proposed dwellings and existing dwelling shall be occupied as a single residential units and shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.</p> <p><b>Reason:</b> To restrict the use of the extension in the interest of residential amenity</p>

3.	<p>The proposed development shall be modified as follows:</p> <p>(a) The proposed window to the rear elevation of proposed House No. 1, at first floor level, serving the master bedroom, shall be omitted, and replaced with a high-level window to the rear elevation.</p> <p>Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> In the interests of residential amenity and to prevent overlooking.</p>
4.	<p>The glazing to all bathroom and en-suite windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.</p> <p><b>Reason:</b> In the interest of residential amenity.</p>
5.	<p>The applicant shall submit a revised site layout plan and any other necessary drawings to include works to connect to the existing footpaths adjoining the site and shall demonstrate that the proposed footpath will not protrude past the line of the current front boundary wall of the site.</p> <p>Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> In the interests of traffic and pedestrian safety.</p>
6.	<p>Prior to the commencement of development the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network, and (b) Include any specific requirements if appropriate.</p> <p><b>Reason:</b> In the interest of public health and to ensure adequate water/wastewater facilities.</p>
7.	<p>The landscaping scheme shown on drawing number PP-002, as submitted to the planning authority on the 1st day of December, 2023 shall be carried</p>

	<p>out within the first planting season following substantial completion of external construction works, and all works shall be overseen by a suitably qualified Landscape Architect throughout the development works.</p> <p>All planting shall be adequately protected from damage until established. Any plants which die, are removed, or become seriously damaged or diseased, within a period of three years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p><b>Reason:</b> In the interest of residential and visual amenity.</p>
8.	<p>All service cables associated with the proposed development (such as electrical, telecommunications and communal television) located outside buildings or not attached to buildings shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. Details of the ducting shall be submitted to and agreed in writing by the planning authority prior to the commencement of development.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
9.	<p>Site development and building works shall be carried out only between the hours of 0700 and 1800 Mondays to Fridays inclusive, between 0800 to 1300 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p><b>Reason:</b> In order to safeguard the amenities of properties in the vicinity.</p>
10.	<p>Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific</p>

	<p>proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.</p> <p><b>Reason:</b> In the interest of proper planning and sustainable development.</p>
11.	<p>Prior to commencement of development, a Construction Environmental Management Plan (CEMP) relating to noise, and vibration shall be submitted to and agreed in writing with the planning authority. The CEMP shall include a site location map showing the nearest noise sensitive locations, give details of the predicted noise and vibration impact in addition to proposed mitigation measures. The CEMP and noise abatement measures shall comply with the recommendations of BS 5228, 'Code of Practice for Noise and Vibration Control on Construction and Open Sites'. The noise sensitive locations shall be taken to be the nearest residential buildings unless otherwise agreed in writing with the planning authority. Noise levels attributable to the proposed development activities when assessed at the nearest noise sensitive locations shall comply with the noise threshold limit values set out therein.</p> <p><b>Reason:</b> In order to protect the [residential] amenities of property in the vicinity.</p>
12.	<p>That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads, including responsibility and repair for any damage to the public road to the satisfaction of the planning authority, during the course of the works.</p> <p><b>Reason:</b> To protect the amenities of the area.</p>
13.	<p>The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of</p>

	<p>surface water from the site for the written agreement of the planning authority.</p> <p><b>Reason:</b> To prevent flooding and in the interests of sustainable drainage.</p>
14.	<p>Public lighting shall be provided in accordance with a scheme which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The scheme shall include lighting along pedestrian routes through open spaces and shall take account of the re-location of any existing public lighting columns within the vicinity of the site.</p> <p><b>Reason:</b> In the interest of amenity and public safety.</p>
15.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p><b>Reason:</b> It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>
16.	<p>Prior to commencement of development, the developer shall lodge with the planning authority a bond of an insurance company, a cash deposit, or other security to secure the provision and satisfactory completion of roads, sewers, watermains, drains, car parks, open spaces and other services required in connection with the development, coupled with an agreement</p>



	<p>empowering the planning authority to apply such security or part thereof to the satisfactory completion of any part of the development. The security to be lodged shall be as follows -</p> <p>(a) an approved insurance company bond, or</p> <p>(b) a cash sum) to be applied by the planning authority at its absolute discretion if such services are not provided to its satisfaction, or</p> <p>(c) such other security as may be accepted in writing by the planning authority.</p> <p><b>Reason:</b> To ensure the satisfactory completion of the development.</p>
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I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.




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Emma Nevin  
Planning Inspector

30<sup>th</sup> July 2024

## Appendix 1 - Form 1

### EIA Pre-Screening

[EIAR not submitted]

<b>An Bord Pleanála Case Reference</b>	319759-24		
<b>Proposed Development Summary</b>	Alterations to existing dwelling house to include demolition of attached single storey garage/storage shed, revised site boundaries, modified vehicular entrance and construction of 3 no. detached dwelling houses and all ancillary and associated site development works including site clearance works, new vehicular entrances off the public road, car parking spaces, hard and soft landscaping and boundary treatment works.		
<b>Development Address</b>	Rock Road, Blackrock, Co. Louth		
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b> (that is involving construction works, demolition, or interventions in the natural surroundings)		<b>Yes</b>	X
		<b>No</b>	
<b>2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) or does it equal or exceed any relevant quantity, area or limit where specified for that class?</b>			
<b>Yes</b>	X	Urban Development	EIA Mandatory EIAR required
<b>No</b>			
<b>3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?</b>			
		<b>Threshold</b>	<b>Comment (if relevant)</b>
<b>No</b>		N/A	No EIAR or Preliminary Examination required
<b>Yes</b>	X	Urban Development	

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

## Appendix 1 - Form 2

### EIA Preliminary Examination

An Bord Pleanála Case Reference	319759-24	
Proposed Development Summary	Alterations to existing dwelling house to include demolition of attached single storey garage/storage shed, revised site boundaries, modified vehicular entrance and construction of 3 no. detached dwelling houses and all ancillary and associated site development works including site clearance works, new vehicular entrances off the public road, car parking spaces, hard and soft landscaping and boundary treatment works.	
Development Address	Rock Road, Blackrock, Co. Louth	
The Board carries out a preliminary examination [Ref. Art. 109(2)(a), Planning and Development Regulations 2001 (as amended)] of, at least, the nature, size or location of the proposed development having regard to the criteria set out in Schedule 7 of the Regulations.		
	Examination	Yes/No/ Uncertain
Nature of the Development Is the nature of the proposed development exceptional in the context of the existing environment?	Proposal for 3 no. residential units and the refurbishment of the existing residential unit on residential zoned land located in an urban area. However, the proposal is not considered exceptional in the context of the existing urban environment.	No
Will the development result in the production of any significant waste, emissions or pollutants?	No, the proposal will be connected to the existing water supply and will be connected to the existing public sewer. Surface water will also be connected to the public sewer.	
Size of the Development Is the size of the proposed development exceptional in the context of the existing environment?	Site measuring 0.1757 ha. with a proposed floor area of 600 sq. m. (total for 3 no. dwelling units). However, this is not considered exceptional in the context of the existing urban environment.	No
Are there significant cumulative considerations having regard to other existing and/or permitted	There are no other developments under construction in the proximity of the site.	

projects?		
<p>Location of the Development</p> <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>The appeal site is not located within any Natura site. The closest such sites are:</p> <ul style="list-style-type: none"> <li>- The Dundalk Bay SPA (Site Code IE0004026), which is approx. 0.57km from the site.</li> <li>- The Dundalk Bay SAC (Site Code IE0000455), which is approx. 0.57km from the site.</li> <li>- The Carlingford Mountains SAC (Site Code 000453), which is approx. 8.9km from the site.</li> </ul> <p>However, it is not considered that the development would have a significant impact on the ecological sites.</p> <p>No, there are no natural heritage designations in the immediate vicinity of the site.</p> <p>There are no other locally sensitive environmental sensitivities in the vicinity of relevance.</p>	No
<p style="text-align: center;"><b>Conclusion</b></p> <p><b>There is no real likelihood of significant effects on the environment.</b></p> <p>EIA not required.</p>		

Inspector:  \_\_\_\_\_ Date: 30<sup>th</sup> July 2024

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