



An
Bord
Pleanála

Inspector's Report

ABP-319878-24

Development	Construction of a dwelling house, treatment unit, percolation area and all associated site services.
Location	Lisduff, Loughrea, Co. Galway
Planning Authority	Galway County Council
Planning Authority Reg. Ref.	24/60095
Applicant(s)	Sean Garey
Type of Application	Permission.
Planning Authority Decision	Grant Permission with Conditions
Type of Appeal	Third Party
Appellant(s)	Paul Keary.
Observer(s)	None.
Date of Site Inspection	4 th September 2024
Inspector	Kathy Tuck

1.0 Site Location and Description

- 1.1. The subject site, which has a stated area of 0.230ha, is a green field site which is located within the Townland of Lisduff, Co. Galway. The site is located approximately 42 km to the east of Galway City Centre and approximately 3.7km to the north-east of Loughrea, Co. Galway.
- 1.2. The site is rectangular in form and relatively flat in nature. The northern boundary of the subject site addresses the L-8191 which is a local secondary road. The remainder of the boundaries of the site comprise of hedging and natural stone walls which are common to the surrounding area.
- 1.3. There are a number of single dwellings located along both the northern and southern side of the L-8191. There is a con-current appeal (ABP-319871-24 G. Garvey), located on the adjoining land to the west.

2.0 Proposed Development

- 2.1. This is an application for permission for the provision of a two-storey four bedroom detached dwelling which has a stated area of c.218 sq.m. The proposed dwelling is rectangular in form having a maximum width of c.12.2m and depth of c.10.1m.
- 2.2. The dwelling is finished with a pitched roof profile with the roof slope addressing the road and an open gable feature being provided along the front (northern) elevation. The proposed dwelling has a ridge level of c.8.3m.
- 2.3. Plans submitted indicate that the materials proposed comprise mainly of a render finish with a stone clad on the open gable feature along the front elevation. The proposed dwelling has been set back approximately c.30m from the road.
- 2.4. Permission is also sought for a wastewater treatment system, a new site entrance, and all associated site works.
- 2.5. The Planning Authority sought additional information as part of the assessment process which related to the proposed wastewater system and surface water drainage arrangement. The response did not impact upon the design of the dwelling.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority issued a notification to grant permission on the 14th May 2024 subject to 12 no. conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

Report dated 19th March 2024, notes the site's planning history, the policy context, reports received, and third-party submission made in respect of the planning application. The principle of the proposed development was considered acceptable given the zoning of the site and includes an assessment of the proposed development. Points of note include:

- scale and design of the proposed development was in keeping with the existing surrounding dwellings.
- no Protected Structures or archaeological monuments within the vicinity of the site.

It concluded that based upon concerns raised with regard to the proposed treatment plant and surface water management proposals that further information is required. As such the following further information was sought:

1. Having noted that according to the submitted information on the proposed WWTS, the required depth of the unsaturated/undisturbed soil/subsoil beneath the point of infiltration is short of approx. 50mm and considering the construction of the proposed soil polishing filter together with the type of effluent discharge (pressurised system) it appears that a raised polishing filter is more appropriate at this location. The Applicant is asked to submit a revised site-specific longitudinal section through the dwelling house and wastewater treatment system, showing a raised polishing filter. The section drawing shall clearly indicate the relevant ground levels, the construction and invert level of the polishing filter, demonstrating that the depth of unsaturated/undisturbed

soil/subsoil beneath same in accordance with the groundwater protection response for the site is in excess of the required 1.20m.

2. Please submit details addressing the surface water management on site and to the front of the dwelling and driveway, demonstrating that surface water will not be discharged onto the public road. Please submit a revised site layout plan on scale 1:500 indicating the proposed measures and confining the disposal of the resulting surface water to the application site.

Report 2, dated the 13th May 2024, concluded that the additional information response received on 19th April 2024 overcame concerns raised. A recommendation that permission be granted was made on the 13th May 2024.

3.2.2. Other Technical Reports

None

3.3. Prescribed Bodies

None received.

3.4. Third Party Observations

The Planning Authority received 5 no. submissions and includes current appellant. Concerns raised can be summarised as follows:

1. Compliance with rural housing policy
 - Applicant has not demonstrated housing need.
 - Applicant has not demonstrated a social or economic need to live here - question whether this aligns with the NPF.
2. Flood risk/Ground water
 - Road has been subject to localised flooding – remedial works are proposed by Local Authority.
 - Road Level 300mm below existing field and finished floor level of proposed dwelling (which is indicated as being 500mm) – this will add to flooding problem.

3. Public health

- 14 dwellings within 300mm of the site on private wells and septic tanks – this is a very vulnerable aquifer area.
- Concerns with regard to trial hole assessment being carried out during a dry period.
- lack of a public sewage or water mains utility - contamination of water wells.

4. The proposed dwelling is forward of the building line established by neighbouring property.

5. Inadequate Planning application

- No site notice erected by the 6/2/23.
- No comprehensive plan submitted of this proposal and that proposed under 24/60094.
- Not a one-off housing application but a development as it is adjoining another application (2460094).

6. Land, and lands adjacent, are an important habitat for the Irish Hare. It is noted that no evidence to support this claim was submitted within the observation.

4.0 Planning History

There is no planning history pertaining to the subject site. The following applications pertain to land within the immediate vicinity of the site:

Site immediately to the west

PA Ref 24/60094: Permission GRANTED for the construction of a Dwelling House, Treatment Unit, Percolation area and all associated site services. This application is subject to a con-current appeal: ABP-319871-24.

Site further to the west

PA Ref 08/2715:	Permission GRANTED to demolish existing derelict dwelling and construct a new dwelling, domestic garage, septic tank/treatment system and percolation area.
PA Ref 13/904	Extension of Duration for permission granted under 08/2715.
PA Ref 16/1446	Permission GRANTED for a change of house plans, previously granted under Pl. Ref. No. 08/2715 & Pl. Ref. No. 13/904.
PA Ref 19/750	Permission GRANTED (1) alterations to front boundary wall (2) minor alterations to house and garage and (3) revision to location of garage on site, (previous pl. ref. no's 08/2715 & 16/1446).

5.0 Policy Context

5.1. Galway County Development Plan 2022-2028

The subject site is located within a rural location outside of any settlement identified within the current development plan. It is identified as being within Zone 3 - Structurally Weak Area and Landscape Sensitivity Category 1. The relevant objectives and sections of the plan are as follows:

5.1.1. Objective RH3 – Rural Housing Zone 3 (structurally weak area)

It is a policy objective of the Planning Authority to facilitate the development of individual houses in the open countryside in "Structurally Weak Areas" subject to compliance with normal planning and environmental criteria and the Development Management Standards outlined in Chapter 15 and other applicable standards with the exception of those lands contained in Landscape Classifications 2,3 and 4 where policy objective RH4 applies.

5.1.2. Table 15.6 – Landscape Sensitivity Designations

Class 1 – Low Sensitivity: All developments which are of appropriate scale and design and are consistent with settlement policies.

5.1.3. Objective RH 11 - Waste Water Treatment provision

Where a connection to the public wastewater network is not available, provide for sustainable rural housing in the county in accordance with the EPA Code of Practice: Wastewater Treatment Systems for Single Houses (2009).

5.1.4. Section 4.6.2 - Structurally Weak Rural Areas (East and West of GCTPS)

In this rural area type, the key objectives of the Council are:

- To accommodate residential development proposals as they arise subject to satisfactory site suitability and technical considerations.
- To accommodate residential development proposals in accordance with Chapter 15 Development Management Standards.
- To maintain and strengthen existing towns and villages and to direct urban generated housing demand into these areas.
- To protect areas located in Landscape Categories 2, 3 and 4.

5.1.5. Chapter 15 – Development Management

Section 15.2.2 – Applicable to all development

Section 15.3 – Rural Living and Development

- DM Standard 8: Site selection and design
- DM Standard 9: Site Sizes for Single Houses Using Individual On-Site Wastewater Treatment Systems:

Section 15.5.2 – Guidelines for roads and Parking

- DM Standard 28: Sight Distances Required for Access onto National, Regional, Local and Private Roads
- DM Standard 29: Building Lines

Section 15.6.7 – Water and Wastewater

- DM Standard 37: Group Water Scheme and Private Wells
- DM Standard 38 – Effluent Treatment Plants.

Section 15.7.2 – Landscape Sensitivity

- DM Standard 46 – Compliance with Landscape Sensitivity Designations.
- DM 47 – Field Pattern, stone walls, trees and hedgerows.

Section 15.13.2 – Surface water drainage and Flooding

- DM Standard 67- Sustainable Drainage Systems
- DM Standard 68 – Flooding

5.2. Natural Heritage Designations

The site is not located within or directly adjacent to any Natura 2000 sites. The Lough Rea SAC and Lough Rea SPA designated sites are e c. 3.427km to the southwest of the site the. Appendix 2 of my report refers.

5.3. EIA Screening

The scale of the proposed development does not exceed the thresholds set out by the Planning and Development Regulations 2000 (as amended) in Schedule 5, Part 2(10), and I do not consider that any characteristics or locational aspects (Schedule 7) apply. I conclude that the need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required. Appendix 1 of my report refers.

6.0 The Appeal

6.1. Grounds of Appeal

A third-party appeal has been received from Paul Keary. Grounds of the appeal can be summarised as follows:

1. Ground Water flow and flooding

- Road has been subject to flooding on numerous occasions.
- Subject site can be waterlogged – evident from trial holes.
- Rainfall levels were below average in January.
- Evidence of poor drainage.
- A flood risk assessment should have been submitted.
- Additional information request isolated and did not consider ground conditions.

- Surface water – amended proposal will keep water in the site which is not possible due to ground conditions.
- Ground levels of the proposed dwelling above the road levels

2. Impact upon local wells

- 14 local dwellings are served by private wells.
- A hydrological assessment of the new well is required in line with EPA to ensure no impact, in terms of diminishing supply and contamination, upon existing wells within the vicinity.

3. Other matter

- Site located in the urban fringe of Loughrea which would give rise to a housing need – should have been demonstrated.
- Site notices were erected late.

It is noted that while the appeal has been submitted in one person's name, it has been accompanied by the signature of a number of local residents.

6.2. Applicant Response

None received.

6.3. Planning Authority Response

None received.

7.0 Assessment

The main issues arising in this case are:

- Principle of development
- Ground water and Flooding
- Impact on local wells
- Other Matters

From the onset of my assessment, I note that there is a concurrent appeal pertaining to a similar development on the adjoining site to the west of the subject site under ABP-319871-24.

7.1. Principle of development

- 7.1.1. The subject site is identified within the Galway County Development Plan as Zone 3 - Structurally Weak Area and Landscape Sensitivity Class 1. The objective seeks to facilitate the development of individual houses in the open countryside in "Structurally Weak Areas". Table 15.6 of the Galway County Development Plan states that under class 1 (low sensitivity landscape) all developments which are of appropriate scale and design and are consistent with settlement policies. As such I consider that the proposed development is acceptable in principle in term of the land use zoning.
- 7.1.2. The appellant does not raise issue with the design and layout of the proposed development which is also considered to be acceptable to the Planning Authority. I concur with this assessment and do not consider that the design will impact on the residential or visual amenity of the surrounding area and is therefore not an issue to be considered as part of this appeal.

Concern was raised by the appellant that no assessment of the need of the applicant to live here was undertaken by the Planning Authority. Having regard to Objective RH3 and the designation of the site being within Landscape Sensitivity Class 1 of the Galway County Development plan there is no requirement for the applicant to demonstrate a local housing need.

7.2. Ground water and Flooding

- 7.2.1. The main concern raised by the appellant relates to localised flooding and the groundwater level of the subject site. The appellant has noted that the subject site and adjoining local road L-8191 has been subject to such in the recent past. The appellant considered that the ground water level and the poor drainage situation was not considered as part of the assessment of the Planning Authority.
- 7.2.2. From assessment on the 10th September 2024 of the Flood Maps available on www.Floodinfo.ie and Geological Survey Ireland I note that there is no evidence that the subject site is subject localised ground water flooding or has been subject to such in the past. I therefore consider that the proposed dwelling would be acceptable on the subject site and would not give rise to flooding or impact upon the groundwater.
- 7.2.3. The Planning Authority, as part of their assessment, undertook a flood risk assessment which has been included within the planners report. The assessment stated that the

site of the proposed development is not within a flood risk area (fluvial, pluvial, or groundwater). There are no historic floods and/or groundwater historic and probability floods recorded on the site and nearby the application site. Flood risk assessment not required.

- 7.2.4. While it is noted that the appellant considered that a flood risk assessment should have been requested by the Planning Authority, having regard to the history of the location of the site and the surrounding area in terms of the flood mapping, In light of the assessment undertaken by the Planning Authority being the competent authority, do not consider that this would have been a necessity in order to reach a determination on the subject application given the information available to the Planning Authority at the time of the assessment.

7.3. Wastewater Treatment Plant

- 7.3.1. The Site Characterisation Report submitted with the application identifies that the subject site is located in an area with a 'Locally Important Aquifer' (LI) where the bedrock vulnerability is 'High'. A ground protection response of 'R1' is noted. Accordingly, I note that the suitability of the site for a treatment system is therefore, in line with EPA Code of Practice, subject to normal good practice.
- 7.3.2. The trial hole depth referenced in the Site Characterisation Report was 2.1 metres. Bedrock was not encountered in the trial hole. The Water table was found at 1.9m. The soil conditions found in the trial hole are described as silt/clay.
- 7.3.3. Percolation test holes were dug and pre-soaked. The form indicates that the test holes were soaked three times on the 10th January 2024 and also three times on the 11th of January with the test being undertaken on the 13th of January. On site inspection I found the ground to be dry and firm underfoot.
- 7.3.4. A T value/sub-surface value of 39.08 was recorded. Based on the EPA CoP 2021 (Table 6.4) the site is suitable for a secondary treatment system and soil polishing filter area.
- 7.3.5. As part of the additional information response the applicant submitted a site-specific longitudinal section through the waste-water treatment plant and proposed dwelling. The drawing also provided details of the proposed infiltration unit serving the proposed secondary system unit.

- 7.3.6. From assessment of the plans submitted the applicant clearly demonstrated that a depth of 1.2m below the infiltration point would be achievable. This accords and exceeds the requirements of Table 6.3 of the EPA Code of Practice.
- 7.3.7. Drawing number 6002/02/24, Site Layout Plan, submitted to the Planning Authority on the 29th January 2024, clearly indicates that the proposed waste-water treatment plant has been located c.14.870m to the south of the proposed dwelling. It also indicates that the proposed percolation area has been located c.20.28m to the south of the proposed dwelling. I am satisfied that the proposal complies with the required separation distances set out in Table 6.2 of the EPA Code of Practice 2021.
- 7.3.8. The Site Characterisation Report submitted with the application concludes that the site is suitable for treatment of waste-water. It is proposed to install a secondary treatment system, distribution box and soil polishing filter (90 sqm). Having regard to the forgoing, I consider that the site is suitable for the treatment system proposed and the grounds of the appeal pertaining to this matter should be dismissed.

7.4. Impact on local wells

- 7.4.1. Concern has been raised by the appellant with regard to the impact an additional well will have upon those wells existing within the vicinity and that the Planning Authority should have requested that a hydrological assessment.
- 7.4.2. I note that a hydrological assessment is not a statutory requirement and is at the discretion of the Planning Authority if one is required.
- 7.4.3. The applicant has indicated that the proposed well is located on the adjoining site, to the west, which as previously stated is subject to a concurrent appeal (ABP-319871-24) and the site layout plan has indicated a right of way to provide for a connection. Therefore, the well is located c.43m to the front (north-west) of the proposed dwelling. The applicant has also submitted the results of a yield test which was undertaken on the 7th November 2023. The report from the Planning Authority notes that the proposed well is located in excess of 100m of any well serving the existing dwellings within the vicinity.
- 7.4.4. Table 6.2 of EPA code of practice states that a drinking well should be located a minimum of 30m from any part of a Wastewater Treatment Plant (WWTP). Plans submitted by the applicant show that the well proposed is located 46m to the north of

the proposed WWTP on site. In addition, from assessment I note that there are no other wells serving dwellings within a 30m distance of the subject site or proposed WWTP.

- 7.4.5. Overall, I am satisfied that the applicant has clearly demonstrated that the proposed well accords with the required requirements and would not negatively impact upon the area in terms of diminishing supply.

7.5. Other Matters

7.5.1. Validity of Planning Application

The grounds of the appeal raised concerns regarding the validity of the planning application. The Planning Authority determined the application to be valid and site noticed erected. I am satisfied that this did not prevent the concerned party or other parties from making representations. The above assessment represents my de novo consideration of all planning issues material to the proposed development.

8.0 Appropriate Assessment Screening

- 8.1.1. I have considered the proposed development in light of the requirements of S177U the Planning and Development Act 2000 as amended. The subject site is not located within or adjacent to any European Site. The subject site is located c.3.4m to the north-east of the Lough Rea SAC and Lough Rea SPA.
- 8.1.2. The proposed development comprises of the construction of 1 no. dwelling, onsite waste water treatment plant, vehicular access and all associated site works. Having considered the nature, scale and location of the proposed development I am satisfied that it can be eliminated from further assessment because it could not have any appreciable effect on a European Site. The reason for this conclusion is as follows:
- The proposed works are limited in scale.
 - Due to the distance of the site and intervening land uses from any SAC and SPA, no impacts/ effects are predicted in this regard.
 - There are no identifiable hydrological/ecological connector pathways between the application and the SAC or SPA.

- 8.1.3. I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

9.0 Recommendation

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

10.0 Reasons and Considerations

The proposed development which is seeking permission for the provision of 1 no. dwelling treatment unit, percolation area and all associated site services complies with the provisions of the Galway County Development Plan 2022-2028. It is considered that, subject to compliance with the conditions set out below, the proposed development would not be out of character with the surrounding area, would not be visually detrimental to the area and would not give rise to issues of flooding or negatively impact upon the current ground water situation.

11.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on 29th January 2024 as amended by the further plans and particulars submitted on the 19th April 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>Reason: In the interest of clarity.</p>
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2.	<p>Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.</p>
3.	<p>All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.</p> <p>Reason: In the interest of public health</p>
4.	<p>(a) wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on [date] and shall be in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021.</p> <p>(b) Treated effluent from the wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021. (c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.</p> <p>Reason: In the interest of public health and to prevent water pollution</p>

5.	<p>The existing front boundary hedge, and or trees shall be retained except to the extent that its removal is necessary to provide for the entrance to the site.</p> <p>Reason: In the interest of visual amenity.</p>
6.	<p>The landscaping scheme as submitted to the planning authority on the 29th January 2024 shall be carried out within the first planting season following substantial completion of external construction works.</p> <p>Reason: In the interest of residential and visual amenity.</p>
7.	<p>Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
8.	<p>The developer shall pay to the planning authority a financial contribution of 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. The application of any indexation required by this condition 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.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission</p>

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.

Kathy Tuck
Planning Inspector

26th September 2024

Appendix 1 - Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	ABP-319878-24		
Proposed Development Summary	Construction of a dwelling house, treatment unit, percolation area and all associated site services.		
Development Address	Lisduff, Loughrea, Co. Galway		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	
		No	X
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			No EIAR or Preliminary Examination required
Yes	X		Proceed to Q.4

4. Has Schedule 7A information been submitted?

No	X	Preliminary Examination required
Yes		Screening Determination required

Inspector: _____

Date: _____

Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	ABP- 319878-24	
Proposed Development Summary	Construction of 1 no. Dwellings	
Development Address	Lisduff, Loughrea, Co. Galway	
<p>The Board carried 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.</p> <p>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</p>		
	Examination	Yes/No/ Uncertain
Nature of the Development. Is the nature of the proposed development exceptional in the context of the existing environment.	The proposed development is for 1 no. dwelling houses. There are existing dwelling houses in the proximity of the site. The proposed development would not be exceptional in the context.	No
Will the development result in the production of any significant waste, emissions or pollutants?	The development would not result in the production of significant waste, emissions, or pollutants - the subject site is serviced	No
Size of the Development Is the size of the proposed development exceptional in the context of the existing environment?	The proposed development is 1 no. dwelling. The size is not exceptional.	No

Are there significant cumulative considerations having regard to other existing and / or permitted projects?	There would be no significant cumulative considerations, notwithstanding the development of an agricultural equipment store on the site.	No
<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, or protected species?</p> <p>Does the proposed development have the potential to significantly affect other significant environmental sensitivities in the area, including any protected structure?</p>	<p>The development would not have the potential to significantly impact on an ecologically sensitive site or location. There is no hydrological connection present such as would give rise to significant impact on nearby water courses (whether linked to any European site or other sensitive receptors). The proposed development would not give rise to waste, pollution or nuisances that differ significantly from that arising from other rural developments.</p> <p>There are no other locally sensitive environmental sensitivities in the vicinity of relevance.</p>	
Conclusion		
<p>There is no real likelihood of significant effects on the environment.</p> <p>EIA is not required.</p>		

Inspector:

Date:

DP/ADP: _____ **Date:** _____

(only where Schedule 7A information or EIAR required)

Appendix 2
Appropriate Assessment Screening

I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located c.3.4m to the north-east of the Lough Rea SAC and Lough Rea SPA.

The proposed development comprises of the provision of dwelling house, treatment unit, percolation area and all associated site services. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any appreciable effect on a European Site. The reason for this conclusion is as follows:

- Nature of works and the limited scale of what is being proposed.
- The location of the site from nearest European site and lack of connections.

I consider that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on a European Site and appropriate assessment is therefore not required.

Inspector: _____ **Date:** _____