



An
Bord
Pleanála

Inspector's Report

ABP-320040-24

Development	Construction of a garage along with alterations and extensions to the existing dwelling and all associated site works.
Location	Tinnaberna, Ballyvaldon, Co. Wexford
Planning Authority	Wexford County Council
Planning Authority Reg. Ref.	20240404
Applicant(s)	Dave and Veronica McCormack
Type of Application	Permission
Planning Authority Decision	Split decision
Type of Appeal	First Party
Appellant(s)	Dave and Veronica McCormack
Observer(s)	None
Date of Site Inspection	14 th November 2024
Inspector	Aisling MacNamara

1.0 Site Location and Description

- 1.1. The proposed development relates to the site of an existing detached 94sqm single storey house located on 0.52ha site. The site is located within a coastal rural area and is approximately 4km south of Kilmuckridge in County Wexford and is located at the end of a local secondary cul de sac road L6016.
- 1.2. The site is located near the access to Tinnaberna local beach. The access and a small car parking area for the beach adjoins the public road near the southern boundary of the house. The Killincooly Beg stream runs along the eastern side of the L6016 to discharge at Tinnaberna Beach.
- 1.3. The house is an older house of traditional simple form. There is a driveway located to the front of the house and two sheds located near the southwest and northwest corners of the house. The house is served by a good sized garden area that contains a mixture of trees and hedges planted around the boundaries, principally along the southern roadside boundary which screens views of the house from the road and beach car park.
- 1.4. The northern boundary adjoins the property of the neighbouring house which is located approximately 34m from the subject house. The rear / western boundary is to agricultural lands. The southwestern boundary adjoins the property of the neighbouring house which is located approximately 78m from the subject house.
- 1.5. There is a national monument 'WX028-009 Enclosure' located to the within the field c 57m to the northwest corner of the site.

2.0 Proposed Development

- 2.1. The proposed development comprises the following:
 - Construction of a 98sqm two storey extension to the existing dwelling resulting in a total floor area of the dwelling with extensions of 192sqm.
 - Alterations and upgrades to the existing house.
 - Demolition of part of the existing house – c 38sqm (measured from scaled drawings) extension to the rear of the original house.
 - The construction of a 23sqm domestic garage.

- Connection to a permitted new on site wastewater treatment system
- Access via a permitted upgraded entrance.

3.0 Planning Authority Decision

3.1. Decision

The planning authority issued a notification of decision on 5th June 2024 of a split decision.

Permission was refused for the proposed alterations and extensions to the existing dwelling house for two reasons: - (i) having regard to the scale and massing of the proposed extension in comparison to the existing single storey dwelling on the site, the development would have a negative impact on the coastal landscape and would be incongruous and the development would be contrary to Volume 2, Section 3.4 and objective L05 Volume 7 of the Wexford CDP 2022-2028, and (ii) the proposed development would be prejudicial to public health because it has not been shown that the existing on site wastewater treatment facilities serving the house are adequate and can facilitate the additional loading from the extension and the development would be contrary to Section 3.4 Extensions to Dwelling Houses (Volume 2) of the Wexford County Development Plan 2022-2028.

Permission was granted for the proposed erection the domestic garage subject to four conditions. Condition 4 restricted the use of the garage so that it is not to be used for human habitation or for commercial purposes other than for purposes incidental to the enjoyment of the house.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The report of the Executive Planner sets out the basis for a recommendation to refuse permission for the extension and alterations and to grant permission for the garage as per the decision and includes the following considerations:

- Notes that the existing dwelling is very small and may not provide for modern living requirements, however the extension is not subservient to the main house and the scale and position of the proposed extension is not appropriate.
- Noting the size of the site, a single storey extension would be more appropriate.
- The site is located in a highly sensitive coastal location and there are concerns that the extension would be overly prominent within the landscape considering the proximity to Tinnaberna Beach.
- Permission has been granted for an upgrade to the existing entrance under PA20231490.
- Permission was granted under PA20231490 for upgrade to the existing on site waste water treatment system, however the gravel infiltration area permitted under the previous permission is too small to treat and dispose of effluent generated by the existing dwelling and proposed extension and additional information would be required.
- Site provided with water connection.
- Eastern portion of the site is within flood zone however the proposed development lies outside of the flood zone.
- The proposed garage is acceptable.
- EIA not required. AA not required (screening report indicates that having regard to the limited extent of the proposed works and distance to the nearest Natura 2000 site there would be no impacts on a Natura 2000 site).

3.2.2. Other Technical Reports

- Senior Executive Scientist (Environment) – concerns that the permitted wastewater treatment system does not have capacity for the proposed dwelling – further information should be requested.
- Roads Report – recommendation to grant permission with conditions.

3.3. Prescribed Bodies

None

3.4. Third Party Observations

none

4.0 Planning History

- PA 20231490 - Dave & Veronica McCormack – grant Feb 2024 – permission for the proposed erection of alterations and upgrade to an existing dwelling house consisting of (a) installation of a new sewerage treatment system to replace the existing septic tank, (b) relocation of the entrance to achieve adequate sightlines together with associated and auxiliary site works.
- PA8520 – permission granted in 1973 for the erection of a bungalow

5.0 Policy Context

5.1. Development Plan

The Wexford County Development Plan 2022-2028 (CDP) is the operative development plan for the county.

Policies, objectives and sections of particular relevance include:

Chapter 4 relates to Sustainable Housing

- Section 4.9.4 Refurbishment and Replacement of Rural Dwellings / Non-Residential Rural Structures
- *Objective SH48 To consider the replacement or refurbishment of existing non-vernacular dwellings subject to compliance with the relevant criteria outlined in Table No. 4-7, compliance with normal planning and environmental criteria and the proper planning and sustainable development of the area.*

Chapter 9 Infrastructure Strategy

- *Objective WW11 To consider the development of single dwelling houses only where it is demonstrated to the satisfaction of the Planning Authority that the proposed wastewater treatment system is in accordance with the 'Code of Practice Wastewater Treatment and Disposal System Serving Single Houses,*

EPA 2021' and any updated version of this document during the lifetime of the Plan, and maintained in accordance with approved manufacturer's specifications and subject to compliance with the Water Framework Directive, the National River Basin Management Plan 2018-2021, the Habitats and Shellfish Waters Directives and relevant Pollution Reduction Programmes.

Volume 2 is a Development Management Manual setting out development standards and guidelines for development.

- Section 3.1 relates to single dwellings in rural areas
- Section 3.2 relates to domestic garages and stores
- Section 3.4 relates to extensions to dwellings:

The continued use of existing dwellings and the need for people to extend and renovate their dwelling houses is recognised and encouraged. Accordingly, appropriate extensions to existing dwelling houses will be considered subject to compliance with the following criteria:

- *The proposed extension must be of a scale and position on the site which would not be unduly incongruous with its context.*
- *The design and external finishes of the extension need not necessarily replicate or imitate the design and finish of the existing dwelling.*

Contemporary designs and finishes often represent a more architecturally honest approach to the extension of a property and can better achieve other objectives such as enhancing natural light. It should be noted that a different approach may apply in the case of a Protected Structure or within an Architectural Conservation Area.

- *The extension should not have an adverse impact on the amenities of adjoining properties through undue overlooking, undue overshadowing and/or an over dominant visual impact.*
- *The extension should not impinge on the ability of adjoining properties to develop a similar extension.*
- *Site coverage should be carefully considered to avoid unacceptable loss of private open space.*

- *The degree to which the size, position and design of the extension is necessary to meet a specific family need, for example, adaptations to provide accommodation for persons with a disability.*
- *Where required, it will be necessary to demonstrate that the existing on-site wastewater treatment facilities serving the main dwelling house are adequate and can facilitate the additional loading from the extension. Where this cannot be demonstrated, it will be necessary for the on-site wastewater facilities to be upgraded as part of the development proposal*

Volume 7 Landscape Character Assessment

- The Landscape Character Unit map shows that the site is located in the coastal landscape
- *L05 To ensure that developments are not unduly visually obtrusive in the landscape, in particular, in or adjacent to the Upland, River Valley, Coastal or Distinctive Landscape Character Units.*

5.2. Natural Heritage Designations

The following heritage designations are located in the area surrounding the site:

- Seas off Wexford SPA – c 90m to the east
- Cahore Marshes SPA - c 6km to the northeast
- The Raven SPA – 6.7km to the southwest
- Kilmuckridge-Tinnaberna Sandhills SAC and Kilmuckridge-Tinnaberna Sandhills pNHA – c 44m to the east

5.3. EIA Screening

The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of report.

6.0 The Appeal

6.1. Grounds of Appeal

The main points of the grounds of appeal can be summarised as follows:

- The house is to be used as the applicants permanent family home.
- It is proposed to modernise and upgrade the dwelling to modern living standards and improve energy efficiency.
- Regard should be paid to the grant of permission under PA20231490 for the installation of a new sewerage treatment system to replace the existing septic tank and the relocation of the entrance to achieve sightlines.
- Similar design approaches have been granted permission within the coastal area.
- The proposed design is acceptable. The proposed extension is of low height, contemporary and simple design that reflects the existing dwelling in terms of scale and height and which has been designed to benefit from solar gain to be energy efficient. The proposal is in accordance with Section 3.4 Volume 2 and objective L05 Volume 7 of the Wexford CDP 2022-2028.
- The ground level of the site is lower than the beach car park. The site benefits from a natural backdrop. The adjoining two storey house to the rear is on higher land. The site of the existing dwelling benefits from natural screening along the southern boundary of the site. Having regard to this site context, the proposed development will not be overly prominent in this landscape.
- Permission has been granted for permission under PA20231490 for a new on site treatment system that has been designed for a three bed house with a population equivalent of five. For clarity, revised drawings have been submitted showing a total of three bedrooms only.

6.2. Planning Authority Response

None

6.3. Observations

none

7.0 Assessment

7.1. I consider the main issues in determining the appeal are as follows:

- Design and visual impact
- Suitability of on site waste water treatment and disposal system
- procedural

7.2. Design and visual impact

- 7.2.1. The planning authority refused permission for the reason that the scale and massing of the proposed extension would be incongruous with the existing dwelling and would negatively impact on the coastal landscape and would be contrary to the section 3.4 and L05 of the Wexford County Development Plan.
- 7.2.2. The Wexford County Development Plan (CDP) 2022-2028 includes objective SH48 which relates to refurbishment of dwellings in the open countryside subject to criteria in table 4.7 and proper planning and sustainable development. The criteria in Table 4.7 states that any proposed extension of the structure must be proportionate in scale and be visually subservient whilst allowing sufficient accommodation to function as a modern dwelling. The policy under Section 4.9.4 states that the planning authority will apply a more relaxed approach to the refurbishment of non vernacular housing stock in rural areas.
- 7.2.3. The existing house is a small 94sqm house that was constructed in the 1970s. It is proposed to extend and alter the house so that it provides for modern living needs and is energy efficient. This in principle is acceptable and is in accordance with the objective to facilitate the refurbishment of existing housing in rural areas.
- 7.2.4. The existing house is of traditional single storey form with ground to ridge height of 4.5m with a simple hipped roof. The house is of limited architectural merit and is in need of upgrade.
- 7.2.5. It is proposed to construct a two storey flat roof contemporary extension to the southwestern corner of the existing house which is connected to the main house by

a small single storey entrance. The extension has a ground to ridge height of 6.15m and is to be finished in plaster and zinc.

- 7.2.6. The size of the existing house and the proposed extension are similar and therefore I do not consider that the size is excessive relative to the main house.
- 7.2.7. The most prominent elevations are the north elevation which is the front elevation and which addresses the main driveway and entrance and the east elevation which addresses the main garden and will be the most prominent elevation facing south towards the coast.
- 7.2.8. The north elevation drawing shows that the width of the existing dwelling is c 7.5m and the width of the proposed extension is c 8.2m. The east elevation drawing shows that the width of the proposed extension is c 10.6m and the width of the existing dwelling is c 7.3m. The proposed extension is c 1.65m higher than the existing house. I do not consider that the increase in width or height to be excessive relative to the main house. The proposed extension is bulkier than the existing house however due to its location and orientation I consider that this additional bulk can be accommodated.
- 7.2.9. The front/ north elevation shows that the existing house and the proposed extension are to be linked by a single storey flat roofed entrance. This acts as a 'bridge' between the old and new part of the house and is an acceptable design solution when joining the two different forms. Both structures will have a render finish and the upper side of the ground floor windows follow a matching line. These design details help to integrate the old and new parts of the house. The guidelines in section 3.4 of the Development Management Guidelines state that design and finishes of extensions do not need necessarily to replicate the existing dwelling and that contemporary design approaches can be accommodated and may achieve other objectives such as enhancing natural light. In this respect, the kitchen and living areas are to face south and will benefit from solar gain.
- 7.2.10. I am of the opinion that the proposed extension is proportionate in scale and is of acceptable design and finish so that it will integrate with the main house and would be in accordance with the design advice set out in section 3.4 relating to extensions of the Wexford County Development Plan 2022-2028.

- 7.2.11. The house is located within a landscape that is designated a highly sensitive coastal landscape in the Landscape Character Assessment of the Wexford County Development Plan 2022-2028. Objective L05 of the CDP is to ensure that developments within this area are not visually obtrusive in the landscape.
- 7.2.12. The applicant has submitted a site section drawing showing the height of the proposed house within the surrounding areas. The most sensitive view is the view towards the house from the beach car park and from the beach. The drawings shows that there is a distance of about 45m between the proposed house and the beach car park and there is a distance of about 100m between the house and the beach. There is a raised bank and thick section of mature hedge and trees along the southern boundary of the site. This means that views of the house from the road and car park are relatively screened. The proposed increase in height would increase the visibility of the proposed house. However due to the distance and intervening screening, I consider that the proposed development would not be unduly visible from the road or beach car park or from the beach.
- 7.2.13. The lands to the rear of the site and on the eastern side of the road all raise in height and there are a number of houses dotted across this landscape. The closest house to the rear is a two storey dormer bungalow with a ridge height almost two meters higher than that of the proposed house. Other houses are visible on the higher ground across the lands in this area.
- 7.2.14. In summary, having regard to the banking and screening along the boundaries of the site and accounting for the relatively modest increase in height and location of the proposed extension to the corner of the main house, including the nature of existing development in the area, I do not consider that the proposed development would be visually obtrusive in this landscape and I am of the opinion that the proposed development would not be contrary to objective L05.
- 7.2.15. The proposed garage is for domestic use ancillary to the main house and having regard to its modest size and design and location close to the main house, is an acceptable form of development in terms of visual and residential amenity.

7.3. Suitability of on site waste water treatment and disposal system

- 7.3.1. Objective WW11 of the Wexford County Development Plan requires wastewater treatment and disposal systems for single houses to be in accordance with the 'Code

of Practice Wastewater Treatments and Disposal System Serving Single Houses, EPA 2021'. Section 3.4 of the Development Management Manual of the CDP sets out design advice and guidelines for extensions to dwellings. The guidance states that on site waste water treatment facilities must be adequate to meet the additional loading of a proposed extension.

- 7.3.2. The applicants recently received permission under PA20231490 for a new on site waste water treatment system which is to replace the existing septic tank on the site. It is proposed to connect the proposed development to this permitted system.
- 7.3.3. The planning authority refused permission on the basis that the permitted system does not have adequate capacity for the proposed new house. The concerns regarding the adequacy of the system were raised in the report of Senior Executive Scientist. The report states that the permitted system has a 15sqm sand polishing filter designed for a population equivalent of six on a 75sqm gravel infiltration area that is designed for a population equivalent of five. It states that the proposed house contains four bedrooms which is a design loading of six and therefore the gravel infiltration area is not adequately sized for the loading of the house.
- 7.3.4. The on site system is required to be designed in accordance with the 2021 EPA Code of Practice. Table 3.2 of the guidelines relate to the calculation of design capacity based on the size of dwelling served. The table shows that a three bedroom house has a design population equivalent of five and that a four bedroom house has a design population equivalent of six.
- 7.3.5. In the drawings submitted to the planning authority, the proposed house contains four bedrooms (master bedroom suite, two bedrooms and one bedroom/ home office). As part of the appeal documentation, the applicant has submitted revised drawings which show the previously proposed 'bedroom/ home office' omitted and replaced with a 'home office'. This reduces the number of proposed bedrooms to three. As per table 3.2, a three bedroom house has a design capacity of five.
- 7.3.6. The permitted system has a design capacity of five. Therefore I am satisfied that the permitted system can accommodate the loading of the proposed house as shown in the revised drawings submitted with the appeal. I am satisfied that the reason for refusal has been addressed. I am satisfied that the permitted on site waste water treatment and disposal system is designed with capacity to meet the needs of the

proposed house and is in accordance with the 2021 EPA Code of Practice. I therefore conclude that the proposed development is in accordance with objective WW11 and the guidelines set out in section 3.4 of the Wexford County Development Plan 2022-2028 and that the proposed development would not be prejudicial to public health.

7.4. Procedural

- 7.4.1. The drawings show that works permitted under PA20231490 relating to the installation of the new on site waste water treatment and disposal system and the construction of a new upgraded entrance are not within the remit of this subject application. The proposed development is reliant on these works. I am satisfied that these works have permission and that the delivery of the works is in the control of the applicant and that they can be carried out within the lifetime of a permission. Should permission be granted, it is recommended that a condition be attached requiring that the proposed house is not occupied until the works permitted under PA20231490 are carried out.

8.0 AA Screening

- 8.1. As set out in the attached screening report, I have carried out screening for Appropriate Assessment of the project in accordance with Section 177U of the Planning and Development Act (as amended). I conclude that the project individually or in combination with other plans or projects would not be likely to give rise to significant effects on European Sites namely, Kilmuckridge-Tinnaberna Sandhills SAC and Seas off Wexford SPA. This determination is based on:

- the relatively minor scale of the development and lack of impact mechanisms that could significantly effect a European site,
- weak indirect connections to the European sites,

No mitigation measures are required to come to this conclusion.

9.0 Recommendation

I recommend that permission for the proposed development be granted subject to conditions as outlined below.

10.0 Reasons and Considerations

- 11.0 Having regard to the provisions of the Wexford County Development Plan 2022-2028, the design and nature of the proposed development and the prevailing pattern and character of the area, it is considered that subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of traffic safety and convenience and would not seriously injure the visual or residential amenities of the area or be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

12.0 Conditions

1. 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 An Bord Pleanála on the 28th June 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.

Reason: In the interest of clarity.

2. The extended and altered house shall not be occupied until the works permitted under PA 20231490 for the installation of a new wastewater treatment system and construction of a new upgraded entrance have been completed.

Reason: In the interests of clarity and orderly development.

3. Only clean, uncontaminated storm water shall be discharged to the surface water drainage system or soakpits.

Reason: In the interests of public health.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Aisling Mac Namara
Planning Inspector

27th November 2024

Form 1

EIA Pre-Screening

An Bord Pleanála	320040		
Case Reference			
Proposed Development Summary	Construction of garage along with alterations and extensions to the existing dwelling and associated works		
Development Address			
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes X	Tick if relevant and proceed to Q2.
		No	Tick if relevant. No further action required
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes		State the Class here.	Proceed to Q3.
No	x		No further action required
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes	Tick/or leave blank	State the relevant threshold here for the Class of development.	EIA Mandatory EIAR required
No	Tick/or leave blank		Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			

Yes	Tick/or leave blank	State the relevant threshold here for the Class of development and indicate the size of the development relative to the threshold.	Preliminary examination required (Form 2)
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5. Has Schedule 7A information been submitted?		
No	Tick/or leave blank	Screening determination remains as above (Q1 to Q4)
Yes	Tick/or leave blank	Screening Determination required

Inspector: _____

Date: 27th November 2024

Screening the need for Appropriate Assessment
Appropriate Assessment :Screening Determination (Stage 1, Article 6(3) of Habitats Directive)

I have considered the proposed development in light of the requirements of S177U of the Planning and Development Act 2000 as amended.

The proposed development comprises the extension and alteration of an existing dwelling and construction of a new garage including associated site works. Foul effluent is to discharge to a permitted on site waste water treatment and disposal system. Water is supplied from public mains. Surface water is to be disposed of to on site soakways.

The planning authority has carried out appropriate assessment screening and has concluded that significant impacts on a European site can be ruled out and stage 2 appropriate assessment is not required.

There is an existing stream running along the eastern side of the public road that discharges to the sea however there are no surface water channels on the site directly connecting to this river.

There are trees and vegetation along the boundaries of the site however the site is separated from the nearby beach by the intervening lands and public road which is located between the site and the beach.

European Sites

The following European sites are located within a potential zone of influence of the proposed development:

- Kilmuckridge-Tinnaberna Sandhills SAC (site code 001741)
- Seas off Wexford SPA (site code 004237)

European Site	Qualifying Interests (summary)	Distance	Connections
Kilmuckridge-Tinnaberna Sandhills SAC (site code 001741)	embryonic shifting dunes shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) fixed coastal dunes with herbaceous vegetation (grey dunes).	44m	Indirect connection due to proximity
Seas off Wexford SPA (site code 004237)	Red-throated Diver (<i>Gavia stellata</i>) [A001] Fulmar (<i>Fulmarus glacialis</i>) [A009] Manx Shearwater (<i>Puffinus puffinus</i>) [A013] Gannet (<i>Morus bassanus</i>) [A016] Cormorant (<i>Phalacrocorax carbo</i>) [A017] Shag (<i>Phalacrocorax aristotelis</i>) [A018]	90m	Indirect connection due to proximity

	Common Scoter (<i>Melanitta nigra</i>) [A065] Mediterranean Gull (<i>Larus melanocephalus</i>) [A176] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] Herring Gull (<i>Larus argentatus</i>) [A184] Kittiwake (<i>Rissa tridactyla</i>) [A188] Sandwich Tern (<i>Sterna sandvicensis</i>) [A191] Roseate Tern (<i>Sterna dougallii</i>) [A192] Common Tern (<i>Sterna hirundo</i>) [A193] Arctic Tern (<i>Sterna paradisaea</i>) [A194] Little Tern (<i>Sterna albifrons</i>) [A195] Guillemot (<i>Uria aalge</i>) [A199] Razorbill (<i>Alca torda</i>) [A200] Puffin (<i>Fratercula arctica</i>) [A204]		
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Likely impacts of the project (alone or in combination)

The proposed development does not have any direct ecological or hydrological connections to the proposed site. There are no watercourses on the site and therefore there is no potential for pollution of the Killincooly Beg stream located on the eastern side of the public road.

During site clearance, demolition and construction, possible impact mechanisms of a temporary nature include generation of noise, dust and construction related emissions to surface water. Due to the small scale and domestic nature of the development and temporary nature of the works and separation to the receiving features of the European sites, it is unlikely that the development could generate impacts of a magnitude that could affect the QI's of the European sites.

This is an existing house and therefore there would be no material intensification of use that could result in any significant additional human impacts.

Existing vegetation along the boundaries is to be retained and reinforced and therefore there would be no impact on birds. There would be minimal impact on birds that may occasionally use the amenity open space area on the site.

Surface water is to be disposed to on site soakways. There would be minimal pollution risk to groundwater.

In combination effects:

The development is to be carried out in combination with PA20231490 under which permission has been granted for the installation of a new upgraded sewerage treatment system and relocation of the vehicular entrance. This is a recently a permitted development that has been subject to appropriate assessment screening by the planning authority who concluded that this development would not be likely to have a significant effect on a European site.

The proposed development will not result in any effects that could contribute to an additive effect with other developments in the area.

Overall Conclusion

Screening Determination

Having carried out Screening for Appropriate Assessment of the project in accordance with Section 177U of the Planning and Development Act (as amended), I conclude that the project individually or in combination with other plans or projects would not be likely to give rise to significant effects on European Sites namely, Kilmuckridge-Tinnaberna Sandhills SAC and Seas off Wexford SPA.

This determination is based on:

- The relatively minor scale of the development and lack of impact mechanisms that could significantly affect a European site,
- Weak indirect connections to the European sites

No mitigation measures are required to come to this conclusion.

Inspector: _____

Date: 27th November 2024