



An
Bord
Pleanála

Inspector's Report

ABP-320068-24

Development

Construction of a dwelling house, garage/shed and private wastewater treatment system with all associated site works and ancillary site works.

Location

Corr Chuilinn, Maigh Cuilinn, Co. Gaillimhe.

Planning Authority

Galway County Council

Planning Authority Reg. Ref.

23/61527

Applicant(s)

Orla Callanan

Type of Application

Permission

Planning Authority Decision

Grant Permission

Type of Appeal

Third Party

Appellant(s)

Jim and Maureen McDermott

Date of Site Inspection

3rd September 2024

Inspector

Kathy Tuck

1.0 Site Location and Description

- 1.1. The subject site, which has a stated area of c.0.250ha, is located at Corr Chuilinn, Magigh Cuilinn, County Galway. The site is located c.8.5km to the north-west of Galway City Centre and c.4km to the south-east of Moycullen.
- 1.2. The subject site is located c.139m to the south of the N95 and shares its eastern boundary with the L-1323 which is a local road. The southern boundary of the site is shared with a dormer dwelling. The site is currently in agricultural use and rises slightly on the east to western axis.
- 1.3. The applicant has indicated that they are not the owners of the subject site, but the application has been accompanied by a letter of consent from the landowner. There is an unnamed stream located c.277m to the east of the subject site.

2.0 Proposed Development

- 2.1. This is an application for permission for the provision of a two-storey detached dwelling, garage and wastewater treatment plant. The proposed dwelling has been provided with a set back of c.25.8m from the L-1323 and has been located in the north-western section of the site, set c.6m from the northern boundary, c.17.9m from the southern boundary and c.20.6m from the western boundary.
- 2.2. The proposed dwelling has a stated area of c.222.4 sq.m and provides for an eastern orientation. The dwelling is irregular in form having a maximum length of c.16.8m along the north-south axis and a maximum width of c.11.6m along the east west axis. It is finished with a pitched roof profile with a ridge level of c.7.314m.
- 2.3. The proposed shed structure is located to the north-west of the proposed dwelling and has a stated area of c. 40 sq.m. The structure is rectangular in form and finished with a pitched roof profile with a ridge level of c.4.827m.
- 2.4. The additional information request from the Planning Authority, on the 20th February 2024, sought the applicant to submit the following:
 - A revised design solution that accords with Policy Objective RH 9 of the Galway County Development Plan 2022-2028 which includes for:

- reduction in massing and scale
- reduction in height
- details of material finishes
- a revised site layout plan and visual impact assessment.
- Address concerns relating to issues raised with regard to sterilisation of subject site.

2.5. Response provided to the Planning Authority on the 25th May 2024, provided for a dormer bungalow which has a stated area of c.238.5 sq.m which retained the location on site as originally submitted. The amended dwelling is rectangular in form having a length of c.18.5m and a width of c.11.25m. The dwelling is finished with a pitched roof profile with 2 no. dormer windows located along the front elevation with an open gable feature along the rear elevation.

3.0 Planning Authority Decision

The planning authority granted permission on the 16th June 2024 subject to 16 no. conditions.

- *Condition no. 2* – occupation by applicant/applicant family for a period of 7 years.
- *Condition no. 16* - S. 48 Development Contributions of €3,817.00.

3.1. Planning Authority Reports

3.1.1. Planning Reports

Report (20th February 2024) notes the site's planning history, the policy context, reports received, and third-party submission made in respect of the planning application. The zoning of the subject site required that the applicant demonstrate compliance with the rural housing policy. The planning application was accompanied by a supplementary application form and additional documentation. The Planning Authority considered that the applicant had adequately demonstrate compliance with the Rural Housing Policy.

The report noted the following concerns over the design of the dwelling and its suitability within the landscape; and the sterilisation of the subject site and sought additional information, on the 20th February 2024.

Report (11th June 2024) on foot of the Further Information response, stated that the overall massing and scale of the proposed dwelling has been reduced and is now considered to be acceptable. It further stated that the Planning Authority have no record of the sterilisation of lands on the subject site, or adjoining lands, and no such particulars of an agreement are on the planning register.

The report concluded that having regard to the provisions of the Galway County Development Plan 2022-2028, and the EU Habitats & Birds Directive, it is considered that, subject to compliance with conditions, the proposed development would not seriously injure the amenities of the area or property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

3.2. Prescribed Bodies

The Planning Authority received a submission from Transport Infrastructure Ireland. The submission states that they will rely on the planning authority to abide by official policy in relation to development on/ affecting national roads, as outlined in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012).

3.3. Third Party Observations

The Planning Authority received 1 no. submission which was submitted by the appellant. Concerns raised are the same as what has been raised within the appeal submitted and have been set out within Section 6 of this report.

4.0 Planning History

Subject site

PA Ref 23/61038 Permission REFUSED for dwelling, garage/shed & private wastewater treatment system with all associated works & ancillary services. The reason for refusal was as follows:

- Noting the site context and to the sensitivities of this Class 3 Special Landscape category area, the Planning Authority is not satisfied that the proposed development would effectively assimilate into this receiving landscape. It is considered that the suburban design of the dwelling would not visually integrate with the receiving landscape as per the requirements of DM Standard 8 whereby the scale, form, and massing of the proposed development should be sensitive to its surroundings and visually integrate with the receiving landscape. Furthermore, it is considered that the proposed development would not be in accordance with DM Standard 46 and Policy Objective RH 9 of the Galway County Development Plan 2022-2028. Having regard to the proposed extensive manipulation of site contours, the Planning Authority has serious concerns that the proposed development would set an undesirable precedent for similar future development in the immediate area which has a special landscape designation classification. Accordingly, to grant the development as proposed, would interfere with the character of the landscape, would detract from the visual amenity of the area, would set an undesirable precedent for similar developments in the area, would militate against the preservation of the rural environment, would materially contravene an objective and a development management standard contained in the current county development plan and would therefore be contrary to the proper planning and sustainable development of the area. Lands within the Blue line (site location map)

ABP PL.07.106376 Outline permission Refused for the erection of three houses and septic tanks. (PA Ref 98214). No further application was made on foot of this outline permission.

ABP PL.07.117387 Permission Refused on appeal to construct 2 proposed dwelling/houses and septic tanks. (PA Ref 993956).

Lands immediately to the south

PA Ref 981039 Permission GRANTED for (a)construction of granny flat
(b)various alterations and amendments to the existing dwelling.

5.0 Policy Context

5.1. Galway County Development Plan 2022-2028

The subject site is identified as being located within the Rural Metropolitan Area as per Map 2 of the County Development and also within Special Landscape Sensitivity Class 3. As such the following objectives and sections of the County Plan are relevant:

Policy Objective RH 1 – Rural Housing Zone 1 (Rural Metropolitan Area).

It is policy objective to facilitate rural housing in the Rural Metropolitan Area subject to the following criteria:

- *Those applicants with long standing demonstrable economic and/or social Rural Links or Need to the area through existing and immediate family ties, seeking to develop their first home on the existing family holdings or lands.*
- *Applicants who have long standing demonstrable economic and/or social Rural Links or Need* to the area, i.e., who have grown up in the area, schooled in the area or who have spent a substantial, continuous part of their lives in the area and/or have or have had, immediate family connections in the area e.g., son or daughter of longstanding residents of the area seeking to develop their first home within the Rural Metropolitan Area.*
- *Applicants will be requested to establish a substantiated Rural Housing Need* and only this category of persons will be allowed to construct a dwelling on a greenfield site in these areas. To have lived in the area for a continuous seven years or more is to be recognized as a substantial, continuous part of life and also as the minimum period required to be deemed longstanding residents of the area.*

- *Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis. An enurement condition shall apply for a period of 7 years, after the date that the house is first occupied by the person or persons to whom the enurement clause applies.*

Chapter 8 – Tourism and Landscape

The subject site is identified as being located within a Special Landscape Sensitivity Class 3.

- *Policy Objective LCM2* - The Planning Authority shall have regard to the landscape sensitivity classification of sites in the consideration of any significant development proposals and, where necessary, require a Landscape/Visual Impact Assessment to accompany such proposals. This shall be balanced against the need to develop key strategic infrastructure to meet the strategic aims of the plan.

Chapter 15 - Development Management Standards

DM Standard 6: Domestic Garages

DM Standard 7: Rural House

DM Standard 8: Site Selection and Design

DM Standard 9: Site Sizes for Single Houses Using Individual On-Site Wastewater Treatment Systems.

DM Standard 11: Landscaping

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

DM Standard 29: Building Lines

DM Standard 38: Effluent Treatment Plants

DM Standard 46: Compliance with Landscape Sensitivity Designations

Appendix 5 - Design Guidelines for the Single Rural House

5.2. Natural Heritage Designations

- 5.2.1. The planning application submitted to the Planning Authority was accompanied by an Appropriate Assessment Screening Report which was noted within the Planners Reports and was considered as part of the assessment and the findings to be acceptable.
- 5.2.2. The subject site is located c.460m to the south-west of the Lough Corrib SAC and c.1.68km to the south-west of the Lough Corrib SPA. Appendix 2 of my report refers.

5.3. EIA Screening

- 5.3.1. 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 Jim and Maureen McDermott, the residents of the neighbouring property to the south of the subject site. Grounds of the appeal can be summarised as follows:

1. Appropriateness of Site for Development

- The subject site was to be sterilised under an outline permission granted in 1968.
- Planning Authority never formalised sterilisation agreement.

2. Disputes land ownership.

- Applicant is not the legal owner of the site.
- Legal ownership had changed in 2016 which now allows for the applicant to avoid the normal criteria required to build at this location.

3. Local Authority Planning Assessment

- Previous historic planning appeals pertaining to the land were not reviewed or considered as part of the assessment

4. Other matters

- The Planning Authority should have requested the applicant to re-advertise the application at additional information stage.
- If permitted the proposal will lead to an intensification of development.
- Dwelling design will lead to urban type development within this rural area.

6.2. First Party Response to Appeal

A response from the applicant was received on the 29th July 2024. The response states:

- Sterilisation has no holding on this permission as it was never finalised. No Section 38 agreement was put in place.

6.3. Planning Authority Response

None received.

7.0 Assessment

Having examined the application details and all other documentation on file, including the appeal, and having inspected the site and having regard to the relevant local policy guidance, I consider the main issues in relation to this appeal are as follows:

- Principle of development
- Other matters

7.1. Principle of Development

- 7.1.1. The subject site is located within a rural area outside of any settlement and outside of the urban fringe of any town area as identified within the Galway County Development Plan 2022-2028. Therefore, the applicant is required to demonstrate that they comply with the Rural Housing Policy and Policy Objective RH1 – Rural Housing Zone 1

(Rurak Metropolitan Area) of the County Plan, details of which has been set out above in section 5.1 of my report.

- 7.1.2. The appellant raised concerns with regard to the appropriateness of the applicant undertaking works to develop the subject lands which are not within their ownership and have only been in the ownership of another party since 2016.
- 7.1.3. The applicant indicated on the supplementary application form submitted that they have strong rural links to the area. Policy Objective RH1, Galway County Development Plan 2022-2028 states *“a person who has strong demonstrable economic or social links to the rural area and wishes to build a dwelling generally within an 8km radius of where the applicant has lived for a substantial continuous part of their life. To have lived in the area for a continuous seven years or more is to be recognised as a substantial, continuous part of life and also as the minimum period required to be deemed longstanding residents of the area.”*
- 7.1.4. The applicant submitted a number of documentation which included a birth certificate; a letter from their secondary school; a copy of their drivers licence; various letters from employers; and land registry and folio details pertaining to the family home. The land registry and folio details demonstrates that the family home is located 1.4km from the subject site while the additional documentation demonstrates that the applicant has lived for the required period of 7 year or more within the immediate vicinity of the site
- 7.1.5. The report from the Planning Authority, dated the 19th February 2024, states that they are satisfied that the applicant has clearly demonstrated that they comply with the rural housing policy. It is noted that there is no Section 38 Agreement (Local Government (Planning and development) Act, 1963) in place or record of any such agreement. I concur with this assessment and consider that in the event the Board grant permission for this application a condition should be included to restrict the use of the dwelling so that it remains in the ownership of the applicant or immediate family members for a period pf 7 years in accordance with Section 47 of the Planning and Development Act 2000 (as amended).
- 7.1.6. With regard to the ownership of the land, the site was purchased by Raymond Cantwell on the 9th August 2016 and lands deeds to this extent were submitted to the Planning Authority. This application was accompanied by a letter of consent from the land owner. Furthermore there is no *Section 38 Agreement (Local Government (Planning*

and development) Act, 1963) in place and the Planning Authority have no record of the sterilisation of lands on the subject site, or adjoining lands, and no such particulars of an agreement are on the planning register. As such I do not consider that this is to be an issue for which the Board should consider to refuse for permission on.

7.1.7. Having regard to the requirements of Section 47 of the Planning and Development Act 2000 (as amended) and the comments from the Planning Authority, I consider that there is no *Section 38* agreement in place that would restrict the development of the subject lands.

7.1.8. I am considering the current proposal as per the Galway County Development Plan 2022-2028 and whether the current proposal before the Board would contribute to or result in an over proliferation of single houses served by individual wastewater treatment plants and its merits accordingly.

7.2. Other Matters

7.2.1. Design

The appellant has raised concern with regard to the design of the proposed development and that if permitted would lead to further similar types of development within the rural area.

I am of the view that the proposed dwelling, as amended by the additional information request from the Planning Authority is in keeping with the existing neighbouring properties. The dwelling located to the immediate south and also dwellings located on the opposing side of the L-1323 are all dormer dwellings which are of a similar scale of that subject to this appeal. I am therefore of the opinion that the provision of the proposed dwelling is in keeping with the established character of the surrounding area and would not give rise to urban type development.

7.2.2. Planning History

The appellant contends that the Planning Authority should have undertaken a full review of all previous applications which pertain to the subject site. The appellant is referring to two historic applications which came before An Bord Pleanála in 2008 and 2009 details of which have been set out within Section 4 of this report.

I would note that these appeals were assessed under the previous development plan period and were subject to compliance with different policies and objectives. In this regard I note that each application is assessed on its own merit having regard to policies, standards and objectives at local and national levels.

7.2.3. Validity of Planning Application

The grounds of the appeal raise concerns regarding the validity of the planning application with regard to the additional information received. It is contended that a second site notice should have been erected on site following the submission of the additional information response as the amended dwelling was substantially different from that originally submitted to the Planning Authority. The Planning Authority determined the application to be valid and that there was no requirement for a second site notice to be erected. I am satisfied that this did not prevent the concerned party from making representations. The above assessment represents my de novo consideration of all planning issues material to the proposed development.

8.0 Appropriate Assessment

8.1.1. I have considered the proposed development in light of the requirements of S.177U 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.460m to the south-west of the Lough Corrib SAC and c.1.68km to the south-west of the Lough Corrib SPA.

8.1.2. The proposed development comprises of the construction of 1 no. dwelling, onsite wastewater 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 be in keeping 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 15th 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>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>The external finishes of the garage shall harmonise in colour and texture with the finishes on the proposed dwelling house hereby permitted.</p> <p>Reason: In the interests of visual development.</p>
4.	<p>(a) The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by the applicant, members of the applicant's immediate family or their heirs, and shall remain so occupied for a period of at least seven years thereafter [unless consent is granted by the planning authority for its occupation by other persons who belong to the same category of housing need as the applicant]. Prior to commencement of development, the applicant shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act, 2000 to this effect.</p> <p>(b) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the planning authority a written statement of confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation.</p> <p>This condition shall not affect the sale of the dwelling by a mortgagee in possession or the occupation of the dwelling by any person deriving title from such a sale.</p> <p>Reason: To ensure that the proposed house is used to meet the applicant's stated housing needs and that development in this rural area is appropriately restricted [to meeting essential local need] in the interest of the proper planning and sustainable development of the area.</p>
5.	<p>The domestic garage shall not be used for human habitation or for any other purpose other than a purpose incidental to the enjoyment of the house and shall not be used for commercial purposes without a prior grant of planning</p>

	<p>permission. In addition, it shall not be separated from the principal dwelling by lease or sale.</p> <p>Reason: In the interest of residential amenity.</p>
6.	<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>
7.	<p>The landscaping scheme as submitted to the planning authority on the 19th December 2023 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>
8.	<p>The developer shall enter into water connection agreements with Irish Water.</p> <p>Reason: In the interest of public health.</p>
9.	<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>

	Reason: In the interest of public health and to prevent water pollution
10.	<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>
11.	<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>
12.	<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. 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

14th October 2024

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	ABP-3210068-24		
Proposed Development Summary	Permission for dwellinghouse, garage/shed & private wastewater treatment system with all associated works & ancillary services.		
Development Address	Corr Chuilinn, Maigh Chuilinn, 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			
No	X		
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?			
		Threshold	Comment (if relevant)
No	X	N/A	No EIAR or Preliminary Examination required
Yes		Class/Threshold.....	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- 320068-24	
Proposed Development Summary	Construction of 1 no. Dwelling, garage/shed & private wastewater treatment system with all associated works & ancillary services.	
Development Address	Corr Chuilinn, Maigh Cuilinn, Co. Gaillimhe.	
<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
<p>Nature of the Development.</p> <p>Is the nature of the proposed development exceptional in the context of the existing environment.</p>	<p>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.</p>	No
<p>Will the development result in the production of any significant waste, emissions or pollutants?</p>	<p>The development would not result in the production of significant waste, emissions, or pollutants - the subject site is serviced.</p>	No
<p>Size of the Development</p> <p>Is the size of the proposed development exceptional in the context of the existing environment?</p>	<p>The proposed development is 1 no. dwelling. The size is not exceptional.</p>	No
<p>Are there significant cumulative considerations having regard to</p>	<p>There would be no significant cumulative considerations,</p>	No

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.460m to the south-west of the Lough Corrib SAC and 1.68km to the south-west of the Lough Corrib SPA.

The proposed development comprises of the provision of 1 no. dwelling with Vehicular access, on-site wastewater treatment plant and all associated site works.

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:** _____