



An
Bord
Pleanála

Inspector's Report

ABP-321013-24

Development	House and garage with all associated site and incidental works.
Location	Creeragh, Ballingarry, Roscrea, Co. Tipperary.
Planning Authority	Tipperary County Council
Planning Authority Reg. Ref.	2460048
Applicant(s)	Stuart Platt.
Type of Application	Permission.
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Liam Murphy.
Observer(s)	None.
Date of Site Inspection	16 th January 2024.
Inspector	Jennifer McQuaid

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1.0 Site Location and Description

- 1.1. The proposed site (0.767ha) is located in the townland of Creeragh, approximately 5km east of Borrisokane and 2km southwest of Ballingarry. The site is located along the L1069 local road and in open countryside. There is a dwelling and associated farm buildings located to the northwest adjacent to the subject site and there are no existing dwellings immediately to the southeast. The site is slightly elevated from the public road. A mature hedgerow exists along the roadside boundary and boundary to the southeast, and open to the northwest.

2.0 Proposed Development

- 2.1. The proposed development consists of:
- Two storey dwelling
 - Domestic garage
 - New entrance
 - Onsite wastewater treatment system
 - All associated site works.

3.0 Planning Authority Decision

3.1. Decision

Grant subject to 12 conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The site is located within the “Open Countryside”, as per policy 5-11, the applicant has declared on Form B that he has never owned a dwelling in the rural area, the Planner is satisfied the applicant complies with 5-11.
- The site does not constitute ribbon development and is not located on a strategic regional road.

- The Planner has concerns regarding the finished floor level of the dwelling relative to the road and surrounding built environment and would impact negatively on the visual amenity of the area. The applicant was requested to reduce the dwelling to single storey or move closer to the public road.
- No issues regarding the location of the proposed domestic garage.
- No details provided on material finishes and further information required.
- Further information required in regard to sightlines, the site layout plan shows sightlines of 70 metre in both directions, this is at odds with the sightline checklist noting 160m.
- Further information required in relation to connection to public water.
- Further information required as the floor plans indicate 7 no. bedrooms rather than 4 no. bedrooms as noted in the Site Suitability Assessment (SSA).
- No AA or EIA requirement.

Further Information Assessment

- The proposed dwelling has been relocated to a lower contour with new finished floor level as 76.4 as opposed to 78.4. the domestic garage also relocated. The dwelling is located closer to the public road at 43.167m rather than 58.167m. The dwelling is generally in line with the existing farm shed to the northwest and existing dwellings further to the south-east. The Planner is satisfied the proposal will not negatively impact on the visual amenity of the area.
- The finishes proposed are selected metal cladding with areas of natural stone, the garage will be rendered plaster finish. The planner is unsure of the appropriateness of metal cladding in a rural area. A condition shall be attached to submit details/samples & photographs of the material prior to commencement.
- Sightlines of 160 metres submitted, however, the sightlines to the northwest travels through boundary hedgerow and through an existing farm building built to the road edge, with some of the roadside boundary in third party ownership. Clarification is required.

- No response received in regard to the feasibility of connection to public water.
- The applicant has redesigned the dwelling for 4 bedrooms with 6PE, this is consistent with the SSA and is considered acceptable.
- No AA or EIA issues with further information received.

Clarification of further information submitted.

- A speed survey was undertaken that records operational speeds of 52km/58km which justifies a sightline of 90 metres from the site entrance. A revised site layout submitted, and it is clarified that no works are required to 3rd party lands. The sightlines proposed are considered acceptable.
- A pre-connection enquiry was submitted to Uisce Eireann. In the event that connection to the watermain is not deemed feasible a private well will be required, same can be developed under a planning exemption.
- Images submitted for proposed finishes and considered acceptable.

3.2.2. Other Technical Reports

- District Engineer: Sightlines of 70m proposed, however, sightlines of 160m are required on 80kph road. If a derogation from this requirement is proposed, a completed sightline check form must be submitted, showing the operational speed of the road.

Further information received and the further information response is considered acceptable in terms of sightlines available.

Clarification of further information received and considered acceptable in terms of sightlines available at the site location.

3.2.3. Conditions

Condition 6: The roadside boundary shall be setback behind the required sight triangle, the sight triangle is taken from a point 2.4 metres back from the road edge at the centre of the proposed access to a point 90 metres away in both directions at the nearside road edge. The sight triangle shall be achieved prior to further construction on site.

- (a) Where roadside hedge is removed a new roadside boundary hedge shall be constructed, the new roadside boundary shall compose of an earthen bank to a consolidated height of 1.2 metres that shall be planted with shrubs suitable for hedging and common to the locality (e.g. Holly, hawthorn, blackthorn, ash, elder, bramble etc). All landscaping and planting shall take place in the first planting season following occupation of the dwelling.
- (b) Alternatively, the new front boundary fence shall be of stone and sod, stone-faced masonry or dry stonewall. The stone used shall be indigenous to the area. The wall shall not be more than 1.2metres in height over road level. A post and rail type fence are specifically not permitted.
- (c) Where appropriate ESB, Telecom poles or services connections on roadside shall be removed and setback to the new fence line in agreement with the service provider.
- (d) The area between new road fence and road carriageway shall be trimmed and rolled level with the carriageway, top soiled, seeded with grass and thereafter maintained without obstruction, trim and tidy.

Reason: In the interest of traffic safety and in the interest of visual amenity.

3.3. Prescribed Bodies

None

3.4. Third Party Observations

None

4.0 Planning History

None on site.

Site to the southeast:

ABP: 320950-24: (PA ref: 2460328): Permission refused for a dwelling and all ancillary works.

1. The site of the proposed development is located within 'Open Countryside' as set out in the Tipperary County Development Plan 2022-2028 for the area, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the Rural Housing Design Guide – Appendix 4 of the Tipperary County Development Plan 2022-2028. Having regard to the topography of the site, the elevated positioning of the proposed development, together with its height, the resulting extensive driveway, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment, and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

06511609: Permission granted for a dwelling and all ancillary works.

5.0 Policy Context

5.1. Development Plan

Tipperary County Development Plan 2022-2028

The site is located within an “Open Countryside” as defined in the CDP.

Policy:

5-9 Require that climate change actions and measures be incorporated in new residential development of all scales to demonstrate how the development will minimise energy use, enhance accessibility, manage waste and support biodiversity.

5-11 Facilitate proposals for dwellings in the countryside outside of settlements in accordance with NPF policy NPO 19 for new Housing in the Open Countryside, and designations illustrated in Section 5.4, and Table 5.2: Rural Housing Technical Principles for Applicants.

In “Open Countryside” areas, the Council will consider single houses for persons where the development meets other relevant policies set out in the Plan, and where the proposed development is in accordance with all the criteria set out hereunder.

- (i) The proposed development must meet the normal planning and environmental criteria and development management standards,
- (ii) The applicant does not, or has never owned a house in the open countryside,
- (iii) To prohibit speculative development in these areas, any application for a single permanent dwelling must be made in the name of the person for whom it is intended. An occupancy condition will be attached to any grant of permission,
- (iv) An alternative site is not available within a settlement within 5km of the proposed site.

5-12 Where 5 houses in total exist or are permitted, within any continuous 250 metre section of roadway thereby constituting “ribbon development” the Council will seek to resist further development in the interest of road traffic safety, visual amenity and groundwater quality. An additional individual dwelling, either within, or extending the existing ribbon pattern, will be facilitated in the following circumstances:

- (i) The applicant can demonstrate an Economic or a Social Need (as outlined in Table 5.3), existing or shared accesses are used where practicable, and it is demonstrated that no alternative exists outside of Ribbon Development.
- (ii) Where the site is a “Gap Site”, defined as a site located within a line of existing and permitted dwellings, one dwelling site only will be accommodated, and other than agricultural access to lands to the rear (if required), the site should fully occupy the gap between existing and permitted dwellings.

Chapter 15 relates to Water & Energy Facilities

Volume 3, Appendix 6 Relates to Development Management Standards.

Section 4.1 relates to Rural Residential Development

Section 4.3.1 relates to new houses.

Section 6.1 relates to Road Design & Visibility at a Direct Access

Appendix 3 relates to Landscape Character Assessment and Schedule of Views and Routes.

The subject site is located in Landscape Character Type defined as A1 Lowland Pasture & Arable and Landscape Character Area 7. Borrisokane Lowlands.

5.2. Natural Heritage Designations

The site is not located within a designated site. The nearest sites are:

- Scohaboy (Sopwell) Bog SAC (site code: 002206) and NHA (site code: 000937) is located c.1.8 km south.
- Lough Nahinch pNHA (site code: 000936) is located c. 2.4km east.
- Fiagh Bog pNHA (site code: 000932) is located c. 2.5km north west.
- Liskeenán Fen SAC (site code: 001683) is located c.3km north.
- Arragh More (Derrybreen) Bog SAC (site code: 002207) is located c.6.5km north.
- Cangort Bog NHA (site code: 000890) is located c. 6km east.
- Sharavogue Bog SAC (site code: 000585) is located c.7.8km northeast.
- Kilcarren-Firville Bog SAC (site code: 000647) is located c.6km north.
- Lisduff Fen SAC (site code: 002147) is located c.12.5km northeast.
- Ballyduff/Clonfinane Bog SAC (site code: 000641) is located c.9km northeast.
- Lough Derg, Northeast Shore SAC (site code: 002241) is located c.10km northwest.
- Dovegrove Callows SPA (site code: 004137) is located c.15km northeast.

5.3. EIA Screening

The proposal relates to new dwelling in the rural area of County Tipperary with connection to public water/private well and on-site wastewater treatment unit. Having regard to the limited nature and scale of the development and the absence of any significant environmental sensitivity in the vicinity of the site as well as the criteria set out in Schedule 7 of the PDR's and projects listed in Schedule 5, there is no real

likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of appeal have been received from a local resident. The following concerns were raised:

- Sightlines of 160 metres proposed at further information stage and the engineer required the sightline to the southeast which appears to be dependent on works to and maintenance of land that are not in the ownership of the applicant and outside the red line boundary. Clarification was sought from the Planning Authority and the applicant replied stating 90 metre sightlines were justified given the speed limits.
- The GPS survey shown does not indicate the existing telephone pole in the hedge, the existing agricultural entrance in the adjacent land, the roadside boundary hedgerow or the large tree on the adjacent land.
- The local road is straight for 1km, and travel speed is around 80km/h and more. The speed survey has been fudged to suit the lower sightlines of 90metres.
- Sightlines of 90m or 160m cannot be achieved without consent from the adjacent landowner to provide clear sightlines. This will create a traffic hazard at the adjacent agricultural entrance to the southeast.
- The applicant has not contracted the landowner to discuss the proposed site entrance and works required to achieve the sightlines.
- The applicant owns a property in Borrisokane and therefore, does not comply with local need criteria.
- The scale and form of the proposed dwelling and garage do not comply with the Tipperary County Rural Design Guidelines. The dwelling is sited in

elevated position, the proposed materials are vague. There will be excessive cutting and filling of the ground levels on the site.

6.2. Applicant Response

- None

6.3. Planning Authority Response

- None

6.4. Observations

- None

6.5. Further Responses

- None

7.0 Assessment

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

- Principle of Development
- Siting and Design
- Sightlines
- Appropriate Assessment

7.2. Principle of Development

7.3. The subject site is located in an area zoned as “Open Countryside”; therefore, the applicant must comply with policy 5-11 of the CDP. This means the applicant must meet the normal planning and environmental criteria and development management

standards, including demonstrating that the applicant does not, or has never owned a house in the open countryside, and that no other alternative site is available within a settlement within 5km of the proposed site and the application is made in the name of the person the dwelling is intended for.

- 7.4. The principle of development or local needs is not questioned by the Planning Authority. However, the grounds of appeal have raised concerns that the applicant currently owns a dwelling in Borrisokane, located approximately 5km southwest of the subject site.
- 7.5. I note the applicant has provided a birth certificate, herd number in respect of his farm, and Department of Agriculture maps indicating a total landholding of 225.48ha. In addition, the applicant has submitted Part B, rural housing needs supplementary information. The applicant has confirmed that he owns the site, and the site is part of the family farm, and currently lives in the family home approximately 2km from the subject site.
- 7.6. The applicant has indicated that he does not own another dwelling as per question 8 of the Part B form. However, the grounds of appeal have alleged the applicant currently owns a property in the nearby settlement of Borrisokane. I have reviewed public information on land registry¹ and I note the same name as that of the applicant. However, I note the criteria for policy 5-11 states that the applicant should not own a property in the open countryside, and the criteria also states that there are no available alternative sites within settlements within 5km radius of the site. The property is in Borrisokane settlement and not within the open countryside and slightly beyond the 5km radius. Therefore, I consider the applicant complies with Policy 5-11 section (ii).
- 7.7. Policy 5-11, section (iv) states an alternative site is not available within a settlement within 5km of the proposed site. The criteria explicitly states alternative “site” rather than an alternative “property”. The applicant has submitted landownership maps, and I am satisfied that the applicant does not own an alternative “site” within a nearby settlement. Therefore, it is my opinion that the applicant complies with the development plan criteria of Policy 5-11.

¹ Landdirect.ie

7.8. Having regard to policy 5-11 of the CDP and the information submitted by the applicant. I consider that the applicant complies with the local needs criteria for “open countryside”. Therefore, the principle of development is acceptable subject to the applicant meeting the normal planning and environmental criteria and development management standards.

7.9. **Siting & Design**

7.10. The subject site is in a rural area and within “Open Countryside” as defined in the CDP. The site is located along a local road and set back c. 43 metres. The site rises to the rear away from the road to a max contour of 80.592m. The dwelling is sited in the centre of the site with a finished floor level of 76.4. The nearest proposed dwelling to the northwest is located at c. 80m.

7.11. The proposed dwelling is two storey with a floor area of 273.5sqm and a ridge height of 8.5 metres. The finished floor level is 76.4m and the site entrance is at 73.809m, thereby providing a difference of c. 3m in height levels set back at over 43 metres.

7.12. The grounds of appeal query the scale and form of the proposed dwelling and garage which do not comply with the requirements of Tipperary County Rural Design Guidelines. The dwelling is sited in elevated position, the proposed material will result in obtrusive feature for the immediate area and wide landscape. The design does not consider the topography of the existing field. There will be excessive cutting and filling of the ground levels on the site.

7.13. I have reviewed the location of the proposed dwelling, and I note the site will require cutting to allow for siting of the dwelling, the proposed domestic garage is located at a higher finished floor level and requires significant more cutting. The applicant has submitted a site section, but there are no dimensions or levels provided; therefore, I cannot determine the exact amount of cutting required, but approximately a metre is required for the dwelling and two metres for the domestic garage. I have reviewed the site layout plan and contours provided, the site slopes down to the northwest and provides lower level on the northwestern boundary. In my opinion, the applicant has not appropriately considered the site contours, the existing site levels could be utilised in order to provide less cut and fill for the proposed dwelling and garage.

7.14. In relation to the design, scale and form, the proposed dwelling is a two-storey design with an overall height of 8.6 metres, length of 18 metres and width of 16.6

metres. A single storey front porch is proposed along with a side extension and attached car port. Tipperary Rural Design Guide advises that dwellings shall be rectangular, narrow plan forms with excellent passive solar gain. I do not consider the proposed dwelling complies with the guideline, the dwelling proposed is considerable expansive in width, length and height and does not comply with a narrow plan form.

7.15. The finished proposed include black metal cladding with areas of natural stone and the garage will be finished in rendered plaster. The applicant has provided images to clarify the proposed finished. From the images provided, the dwelling will resemble an American farm style dwelling, in my opinion, the design proposed is not traditional or representative of the rural area. Tipperary Rural Design Guide states materials should be predominantly natural materials. It could be argued that metal cladding is a traditional material for rural agricultural sheds and could be accommodated as part of a design for a dwelling. However, I have concerns the design and finishes proposed will have a negative impact on the visual amenity of the rural area given the extensive use of the proposed metal cladding on a large two storey dwelling.

7.16. Having regard to the design and finishes of the proposed dwelling, I do not consider the development complies with "Tipperary Rural Housing Design Guidelines" as set out in Volume 3 of the CDP. The proposed site is elevated with exposed views, the proposed house design and proposed materials do not consider the rural area, and I consider the proposed dwelling will not integrate with the rural area and will dominate the subject site.

7.17. **Sightlines**

7.18. The proposed site will be accessed from a new entrance along the L1069 local road. The site layout submitted indicates sightlines of 90 metres in both directions at a setback of 2.4 metres from the road edge.

7.19. The grounds of appeal have raised concerns in relation to the reduced sightline of 90 metre from the proposed site entrance. In addition, the sightlines proposed do not take into account the existing telephone pole, large tree or existing agricultural entrance on the adjoining lands to the southeast. In the initial application, the applicant proposed 160 metres sightlines and the engineer quired the sightlines to

the southeast which appears to be dependent on works to and maintenance of land that are not in the ownership of the applicant and outside the red line boundary.

- 7.20. I have reviewed the location of the proposed site entrance, and I note the sightlines distance was altered from 70 metres in both directions to 160 metres at further information stage and further altered again at clarification of information stage to 90 metres in both directions. The sightline proposed at 160 metres indicated alterations are required to an existing shed/outbuilding which are outside the red line boundary and ownership of the applicant. The applicant justified the reduced sightlines of 90 metres, stating a GPS survey of the roadside boundary along with a sightline assessment as per Tipperary Guidelines was carried out. The sightline assessment obtained an operational speed of between 52 and 58km/h, which allow a Y-distance of 90m in each direction from the proposed entrance.
- 7.21. I note the statutory speed limit along this local road at the time of the initial assessment was 80km/h, however, the Department of Transport have reduced the speed limit on all local roads to 60km/h. The new speed limit isn't too dissimilar to the recorded speed limits along this local road. The local road is narrow at approximately 4-5metres in width, therefore, I consider lower speed limits are applicable at this location, although I note the proposed entrance is located along a straight stretch of road and speed limits may exceed 60km/h.
- 7.22. In accordance with table 6.2, section 6.1, Chapter 6, Volume 3 of the CDP, which outlines those roads with a mandatory speed limit of 60km/h, and an operational speed of 70km/h, require a sightline of 120 metres in both directions. It also goes on to say that the applicant must demonstrate to the satisfaction of the Council that the "operational speed" of the road is less than the specified design speed, in such cases, the Council may accept the use of the lower speed than identified in column 2 of table 6.2. The applicant has carried out a survey and indicated an operational speed of between 52 and 58km/h, which allow a Y-distance of 90m in each direction from the proposed entrance. (To note: no survey details provided). I note the engineer of Tipperary County Council (TCC) did not raise any concerns in relation to the proposed sightline of 90 metres. I consider given the nature of the local road, a sightline of 90 metres is acceptable.

- 7.23. I have reviewed the site layout plans submitted and I have concerns regarding the information provided in relation to the sightline proposed. The applicant has stated the sightline is taken at a setback of 2.4 metres from the edge of the road, however, the drawing does not include any dimensions to clarify this setback. From my review of the site, a 2.4 metre setback is located within the site boundary and behind the existing hedgerow. However, the site layout plan submitted indicates the setback of 2.4 metres to the front of the hedgerow, the site layout plan does not state whether this is the existing hedgerow or if it is a new hedgerow to be planted behind the sightline. Therefore, I cannot confirm if the sightline has been taken at a 2.4 metre setback from the edge of the road. I also have concerns that the sightline of 90 metres proposed is slightly different position to the 70 metres and 160 metres proposed. The site layout submitted does not include any landscape features to the southeast as mentioned by the appellant. I am concerned the proposed sightline may require consent from the adjoining landowners to trim or remove hedgerow to the southeast and/or to remove the shed/outbuilding to the northwest (outside the applicant's ownership). Therefore, I am not satisfied that the proposed sightline of 90 metres can be achieved without an agreement with the adjacent landowner(s).
- 7.24. Having regard to the location of proposed entrance, the 90 metre sightlines required, and the substandard drawings submitted, I have concerns the proposed sightlines cannot be achieved without third party agreement.

8.0 AA Screening

- 8.1. Having regard to the proposed development of a dwelling and on-site wastewater treatment system with connection to public water on a greenfield site. The nearest European Site is the Scohaboy (Sopwell) Bog SAC (site code: 002206) lies c.1.8km south of the subject site. It is considered that no Appropriate Assessment issues arise as the proposed development would not be likely to have a significant impact individually or in combination with other plans or projects on a European site.

9.0 Recommendation

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

10.0 Reasons and Considerations

1. The site of the proposed development is located within 'Open Countryside' as set out in the Tipperary County Development Plan 2022-2028 for the area, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the Rural Housing Design Guide – Appendix 4 of the Tipperary County Development Plan 2022-2028. Having regard to the topography of the site, the design of the proposed two storey dwelling along with the type of finishes proposed, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment, and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the applicant has not demonstrated significant control over adjacent lands in order to provide minimum sightlines of 90 metres in both directions from the proposed site entrance, therefore, the proposed development would endanger public safety by reason of traffic hazard.

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

Jennifer McQuaid
Planning Inspector

10th March 2025

Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	APB-321013-24		
Proposed Development Summary	Construction of a detached two storey dwelling, domestic garage, new entrance, onsite wastewater treatment system and all ancillary site works.		
Development Address	Creeragh, Ballingarry, Roscrea, Co. Tipperary.		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	X
		No	
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	Tick/or leave blank	Class 10b(i) Construction of more than 500 dwelling units.	Proceed to Q3.
No	Tick or leave blank		
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			
No	X	Class 10b(i) Construction of more than 500 dwelling units.	Proceed to Q4

4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	X	Class 10b(i) Construction of more than 500 dwelling units. The proposal is for 1 dwelling on a site area of 0.767ha.	Preliminary examination required (Form 2)

5. Has Schedule 7A information been submitted?		
No	X	Pre-screening determination conclusion remains as above (Q1 to Q4)
Yes		Screening Determination required

Inspector: _____ Date: _____

Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	ABP-321013-24
Proposed Development Summary	Construction of a detached two storey dwelling, domestic garage, new entrance, onsite wastewater treatment system and all ancillary site works
Development Address	Creeragh, Ballingarry, Roscrea, Co. Tipperary.
<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>	
<p>Characteristics of proposed development</p> <p>(In particular, the size, design, cumulation with existing/proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<ul style="list-style-type: none"> The development consists of development of 1 no. dwelling, detached garage, wastewater treatment system, site entrance, access roadway and all ancillary site works. The development site measures 0.767ha. The size of the development is not exceptional in the context of the existing rural environment. The development will consist of a modest footprint and generally typical construction and related activities and works. The proposal does not require the use of substantial

	<p>natural resources or give rise to significant risk of pollution or nuisance. The development by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risk to human health.</p> <ul style="list-style-type: none"> • The site is a greenfield and does not require any demolition. • Wastewater will be disposed off and treated via on-site wastewater treatment system. • Surface water will be discharged to an on-site BRE soakaway.
<p>Location of development</p> <p>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<ul style="list-style-type: none"> • The site is located in a rural area on a greenfield site. • The subject site is not located within any designated site. The nearest sites are: <ul style="list-style-type: none"> - Scohaboy (Sopwell) Bog SAC (site code: 002206) and NHA (site code: 000937) is located c.1.8 km south. - Lough Nahinch pNHA (site code: 000936) is located c. 2.4km east.

	<ul style="list-style-type: none"> - Fiagh Bog pNHA (site code: 000932) is located c. 2.5km north west. - Liskeenan Fen SAC (site code: 001683) is located c.3km north. - Arragh More (Derrybreen) Bog SAC (site code: 002207) is located c.6.5km north. - Cangort Bog NHA (site code: 000890) is located c. 6km east. - Sharavogue Bog SAC (site code: 000585) is located c.7.8km northeast. - Kilcarren-Firville Bog SAC (site code: 000647) is located c.6km north. - Lisduff Fen SAC (site code: 002147) is located c.12.5km northeast. - Ballyduff/Clonfinane Bog SAC (site code: 000641) is located c.9km northeast. - Lough Derg, Northeast Shore SAC (site code:
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	<p>002241) is located c.10km northwest.</p> <ul style="list-style-type: none">- Dovegrove Callows SPA (site code: 004137) is located c.15km northeast.• My Appropriate Assessment screening undertaken concludes that the proposed development would not likely have a significant effect on any European site.• The site is not located in a flood risk area.	
<p>Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>Having regard to the modest nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extend of effects, and absence of in combination effects, there is no potential for significant effects on the environment factors listed in Section 171A of the Act.</p>	
Conclusion		
Likelihood of Significant Effects	Conclusion in respect of EIA	Yes or No
There is no real likelihood of significant effects on the environment.	EIA is not required.	

Inspector:

Date:

DP/ADP: _____

Date: _____

(only where Schedule 7A information or EIAR required)