



An
Bord
Pleanála

Inspector's Report

ABP-321040-24

Development

Construction of a dwelling house, proprietary treatment plant and associated site works. This application is in conjunction with a simultaneous application to Cork City Council for the change of use of existing agricultural entrance permitted by Cork County Council (ref no. 19/5427) to agricultural and domestic use and associated site works.

Location

Sarsfield Court, Glanmire, Co. Cork

Planning Authority

Cork County Council

Planning Authority Reg. Ref.

245341

Applicant(s)

Seamus Wulff.

Type of Application

Permission.

Planning Authority Decision

Refusal

Type of Appeal

First Party

Appellant(s)

Seamus Wulff.

Observer(s)

None.

Date of Site Inspection

15th May 2025.

Inspector

Oluwatosin Kehinde

Contents

1.0 Site Location and Description	4
2.0 Proposed Development	4
3.0 Planning Authority Decision	4
3.1. Decision	4
3.2. Planning Authority Reports	5
3.3. Prescribed Bodies	6
3.4. Third Party Observations	6
4.0 Planning History.....	7
5.0 Policy Context.....	7
5.2. Development Plan.....	8
5.3. Natural Heritage Designations	10
6.0 EIA Screening.....	10
7.0 The Appeal	10
7.1. Grounds of Appeal	10
7.2. Planning Authority Response.....	11
8.0 Assessment.....	11
9.0 AA Screening.....	16
10.0 Water Framework Directive (WFD).....	16
11.0 Recommendation	17
12.0 Reasons and Considerations.....	17
Form 2 - EIA Preliminary Examination	20
Appendix 1 – EIA Considerations	
Appendix 2 – Water Framework Directive Assessment	

1.0 Site Location and Description

- 1.1. The 0.0735 Ha site is located in the townland of Sarsfield Court immediately bordering the settlement boundary of Cork City. The site is positioned to the rear of an existing rural dwelling along Upper Glanmire Road (R616) and access to the site is proposed off an existing entrance along R616 Road. The site is located within a cluster of houses and currently in agricultural use. There are significant level changes at the site with a ground level drop of more than 5m from the existing dwelling east of the site.

2.0 Proposed Development

- 2.1. Planning permission is being sought for the construction of a house and a proprietary treatment system.
- 2.2. The house proposed will have a gross floor area of c. 71m² with a maximum height of c. 5.3m at ridge level. The house will be finished in smooth plaster with an insulated metal roof profile.
- 2.3. It is proposed to install a new 06PE EN12566-3 WWTU and a Ter 3 Tertiary Treatment System with a 15m² infiltration zone. I note the proposed onsite well is within Cork City Council area.
- 2.4. The development also includes all associated site works.
- 2.5. This application was lodged in conjunction with a simultaneous application to Cork City council for a change of use of the existing agricultural entrance to agricultural & domestic use.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority (PA) refused permission for the following reasons:

- Reason 1 – The application site is located within the Metropolitan Cork Greenbelt as identified in the Cork County Development Plan 2022 wherein it is the policy of the Planning Authority to restrict rural housing to persons who

can demonstrate an exceptional rural generated housing need based on the social and/or economic links to a particular rural area. On the basis of the information submitted the applicant has not adequately demonstrated that he has an exceptional rural generated housing need in this area. The proposal would therefore materially contravene Objective RP 5-3 of the Cork County Development Plan 2022, would set an undesirable precedent in the Metropolitan Cork Greenbelt which is under significant pressure for rural housing and would be contrary to the proper planning and sustainable development of the area.

- Reason 2 – The application site is located within the Metropolitan Cork Greenbelt as identified in the Cork County Development Plan 2022 where it is the policy of the Planning Authority to recognise the strong pressure of housing in such areas. Having regard to the pattern of development in the area it is considered that the proposed development coupled with the backland nature of the site when taken in conjunction with existing development in the area, would result in an excessive concentration of development, would militate against the preservation of the rural environment and lead to demands for the uneconomic provision of public services and community facilities and would set an undesirable precedent for similar development on neighbouring lands. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The decision to refuse permission by the PA is consistent with the Planning Officer's (PO) report. The PO raised the following concerns:

- The applicant did not meet the requirements of the rural housing policy.
- The density of developments in the immediate area is excessive and the development would exacerbate this situation.

- The design of the house is not consistent with the principles set out in the Cork Rural Design Guide.
- The site layout does not include the location of the proposed onsite WWTS. The distances from existing/proposed WWTS and wells were not included in the drawings.
- No landscaping proposal has been submitted with the application.
- The existing entrance has not been fully implemented in accordance with permitted development under 19/5427.
- The city council application and the current application depict the access road way differently.

3.2.2. Other Technical Reports

- Area Engineer – Report dated 30/07/24 recommended that further information should be sought. The access driveway is shown cutting through the western corner of the adjacent property. A landowner letter should be provided indicating approval for the proposed driveway.
- Liaison Officer – Report dated 05/09/24 provided no comments.

3.3. Prescribed Bodies

None received on file.

3.4. Third Party Observations

The PA received two submissions regarding the development which can be summarised as follows:

- Excavation works has already been carried out on site.
- There are concerns about a potential landslide and the potential for foul water from the adjoining site entering the subject site.
- Submitted drawings do not indicate the location of the WWTS.
- Proposed development may impact on neighbouring properties.
- The development will have an impact on the shared boundary.

4.0 Planning History

24/43098 – Cork City Council application for the change of use of existing agricultural entrance permitted by Cork County Council (Ref. No. 19/5427) to agricultural and domestic use and associated site works.

19/5427 – Permission granted for an agricultural entrance and all associated siteworks.

97/4877 – Permission granted for Bungalow. The Board should note that this permission related to the former family home of the applicant

5.0 Policy Context

5.1. Project Ireland 2040, National Planning Framework First Revision (2025)

Chapter 5 of the National Planning Framework (NPF) is entitled 'Planning for Diverse Rural Places' and it sets out to Strengthening Ireland's rural fabric and supporting rural communities.

National Policy Objective 28

Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e., within the commuter catchment of cities and large towns and centres of employment, and elsewhere:

- In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements;
- In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

5.1.1. Section 28 Ministerial Guidelines

- Sustainable Rural Housing Guidelines for Planning Authorities (2005)

The guidelines aims for proper planning of countryside and a fair balance between accommodating housing needs of rural community and managing areas of acute development pressure.

5.2. Development Plan

The Cork County Development Plan 2022-2028 is the statutory plan for the area. The site is designated as a “Metropolitan Greenbelt” and in other parts of the plan referred to as “Metropolitan Cork Greenbelt”. Chapter 5 set out the policies required for the continued sustainable development of the rural county.

Objective RP 5-3: County Metropolitan Cork Strategic Planning Area

The Metropolitan Cork Greenbelt is the area under strongest urban pressure for rural housing. Therefore, applicants shall satisfy the Planning Authority that their proposal constitutes an exceptional rural generated housing need based on their social and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:

- (a) Farmers, including their sons and daughters who wish to build a first home for their permanent occupation on the family farm.
- (b) Persons taking over the ownership and running of a farm on a full-time basis, who wish to build a first home on the farm for their permanent occupation, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.
- (c) Other persons working full-time in farming, forestry, inland waterway, or marine related occupations, for a period of over seven years, in the local rural area where they work and in which they propose to build a first home for their permanent occupation.
- (d) Landowners including their sons and daughters who wish to build a first home for their permanent occupation on the landholding associated with their

principal family residence for a minimum of seven years prior to the date of the planning application.

In circumstances, where a family land holding is unsuitable for the construction of a house, consideration may be given to a nearby landholding where this would not conflict with Objective GI 8-1 and other policies and objectives in the Plan. In this context a 'nearby landholding' may be construed to mean adjoining landholdings but not normally more than 1.5km from the prospective applicant's family residence. Proposals exceeding the 1.5km distance may be considered in exceptional circumstances on a case-by-case basis.

The total number of houses within the Metropolitan Greenbelt, for which planning permission has been granted since 15th January 2015 on a family farm or any single landholding within the rural area, will not normally exceed two.

Objective RP 5-10: Exceptional Health Circumstances

Facilitate the housing needs of persons who are considered to have exceptional health circumstances that require them to live in a particular environment or close to family support in the rural area. The application for a rural dwelling must be supported by relevant documentation from a registered medical practitioner and a qualified representative of an organisation which represents or supports persons with a medical condition or a disability.

This objective applies to all rural housing policy area types.

Objective RP 5-12: Purpose of Greenbelt

- (a) Maintain a Green Belt for Metropolitan Cork with the purposes of retaining the open and rural character of lands between and adjacent to urban areas, maintaining the clear distinction between urban areas and the countryside, to prevent urban sprawl and the coalescence of built-up areas, to focus attention on lands within settlements which are zoned for development and provide for appropriate land uses that protect the physical and visual amenity of the area.
- (b) Recognise that in order to strengthen existing rural communities' provision can be made within the objectives of this Plan to meet exceptional individual housing needs within areas where controls on rural housing apply.

5.3. Natural Heritage Designations

Glanmire Wood pNHA and Cork Harbour SPA are located approximately 5.2km south of the site.

6.0 EIA Screening

- 6.1. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2, in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 The Appeal

7.1. Grounds of Appeal

This is a First Party appeal by Seamus Wulff and the grounds for appeal, as raised in the submission can be summarised as follows:

- The applicant has lived in the area all their life and is continuing to work on the land.
- The applicant can only work in a less stressful environment because of their health condition and has been offered the opportunity to work in Bartlemy.
- The applicant has provided supporting information regarding their health condition.
- It is the intention of the applicant to develop a therapeutic facility with an outdoor sauna on the land.

7.2. Planning Authority Response

- The Planning Authority is of the opinion that all relevant issues have been covered in the technical reports already forwarded to the Board as part of the appeal documentation and has no further comment to make in this matter.

8.0 Assessment

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

- Principle of Development and Compliance with Rural Housing Strategy.
- Existing Density of Development
- Waste Water Treatment System.
- Material Contravention.
- Other issues.

8.2. Principle of Development and Compliance with Rural Housing Strategy

8.2.1. The first reason for refusal by the PA was on the basis that the information submitted did not adequately demonstrate that the applicant has an exceptional rural generated housing need in the area.

8.2.2. The site is located immediately outside the settlement boundary of Cork City in an area designated as “Metropolitan Green Belt” within the Cork County Development Plan 2022-2028. The development plan states that this metropolitan green belt is the area under strongest urban pressure for rural housing and any proposal shall constitute an exceptional rural housing need based on their social/or economic links to the area. I note Objective RP 5-3 of the development plan that requires applicants to demonstrate their compliance with one of the categories for housing need. The full text of the objective is contained in section 5.2 above and the categories include farmers and their children seeking to build their first home, persons taking over the running of a farm, other persons working full-time in farming and landowners including their children who wish to build their first home on landholding.

- 8.2.3. I note the last section of the objective that considers landowners, including children, building their first home on lands associated with their principal family residence for a minimum of seven years prior to the date of planning application. The applicant has stated to have a strong and lifelong personal connection with the area. Having reviewed the documentation submitted, I am of the view that the only connection the applicant has to the area is the original family home located within proximity of the site. The applicant schooled in Glanmire town within the settlement boundary of Cork City. The family home is stated to have been sold, and the remaining landholding is being farmed as agroforestry (organic orchard). The applicant currently lives in Waterford town and works in Co. Wicklow. Having regard to the information submitted, I am not satisfied that the applicant has provided the adequate information to comply with exceptional rural generated housing needs.
- 8.2.4. Upon appeal, the applicant now relates their housing need to health circumstances and has been offered the opportunity to work in rural Bartlemy approximately 16km north east of the site. The applicant has provided supporting information regarding their health condition. I note objective RP 5-10 that seeks to facilitate housing needs of persons considered to have exceptional health circumstances that require them to live in a particular environment or close to family support. While I acknowledge the described health condition of the applicant and his need to work in a less stressful environment, I do not consider it adequate for exceptional circumstances for rural generated housing needs at this location. The settlement boundary of Cork City is closer to Bartlemy (c.12.4km) than the proposed site. I am of the view that the applicant's housing needs could be met within Cork City. Furthermore, it is stated that the applicant's parents live in Waterford and from the documentation supplied, no family connection has been provided within the area that will provide support to the applicant. I am therefore not satisfied that the site is in the appropriate location to provide family support to the applicant.
- 8.2.5. It is also stated that it is the intention of the applicant to develop a therapeutic facility with an outdoor sauna on the land. I note that no documentation providing the nature and extent of the facility has been submitted.
- 8.2.6. Having regard to the above, the applicant has failed to demonstrate their compliance with the rural housing policy of the development plan and I consider that the proposal does not constitute an exceptional rural generated housing need. Furthermore, the

proposal is considered contrary to the provisions of National Planning Objective 28 of the National Planning Framework (NPF) which seeks to facilitate the provision of single housing in the countryside in areas under urban influence based on the core consideration of demonstrable economic or social need having regard to the viability of smaller towns and rural settlements.

8.3. Existing Density of Development

- 8.3.1. The PA recognised the strong pressure of housing in the area and the second reason for refusal was on the basis that the proposed development, coupled with the existing pattern of development in the area would result in excessive concentration of development within the area.
- 8.3.2. The site is located to the rear of the rural dwelling that forms part of a linear pattern of development in the area. There are 10 rural dwellings located within the immediate area and I also note that there is another cluster of houses further up Glanmire Road at the R616 and L7020 intersection. This area is designated greenbelt and I consider that there is a significant concentration of rural houses in this area. I note objective RP5-12 of the development plan that seeks to maintain a greenbelt for metropolitan Cork with the purpose of retaining the open and rural character of lands between and adjacent to urban areas. I am of the view that the proposed development constitutes an urban generated housing and would further exacerbate the urban sprawl in the area which will erode the rural character associated with the greenbelt designation of the area.

8.4. Drainage/Waste Water Treatment System

- 8.4.1. The site would be serviced by a new private well on the site and by installing a tertiary wastewater treatment system (WWTS). The proposal will include a 6 PE capacity secondary treatment system (EN12566-3) WWTU which would discharge to a Tertiary 15m² Treatment System infiltration area. In terms of site suitability for a wastewater treatment system, the Board will note that the applicant submitted a completed Site Characterisation Form prepared by Munster Environmental. The Site Characterisation Form submitted with the application identifies the category of aquifer as 'Locally Important (LI)', with a vulnerability classification of 'Extreme'. Table E1 (Response Matrix for DWWTSs) of the EPA Code of Practice Domestic

Wastewater Treatment Systems identifies an 'R21' response category i.e., acceptable subject to normal good practice.

- 8.4.2. The Site Characterisation Form indicates that a trial hole with a depth of 2.4m recorded 400mm of very dark brown loose loam clay and 2000mm of brown loose silt with pockets of clay. Bedrock was not encountered. The sub-surface percolation test returned a T-Value result of 19.89min/25mm. The Site Characterisation Form concludes that the site is suitable for the installation of a secondary or tertiary treatment system.
- 8.4.3. While the site layout submitted did not provide the location of WWTS, I note that the Site Suitability Assessment Report submitted has provided drawings illustrating the location of the proposed system. I refer the Board to Drawing Nos. 2-5 of the assessment report. There is at least a c.8m separation distance between the proposed house and the WWTS and a significant gradient difference of about c.7m.
- 8.4.4. The proposed WWTS will be located down gradient of the proposed house and the proposed onsite well, at least 30m east. It is stated in the Characterisation Form that the separation distances in accordance with the CoP can be achieved and I note that the applicant has not provided any drawings showing existing/proposed WWTS and wells within the area. Table 6.2 of CoP provides for the minimum separation distances from features and having regard to the configuration of the adjoining houses around the site, I am not satisfied that the minimum separation distances can be achieved.
- 8.4.5. Having regard to the 2021 EPA Code of Practice for domestic wastewater treatment systems and the site percolation test results, I consider that it has not been demonstrated that the site can accommodate a wastewater treatment system. If permitted, the development is likely to result in a public health hazard or impact on the quality of ground or surface waters in the area.
- 8.4.6. Surface water is identified as draining to a soakaway located at the rear of the proposed house, but further details of this system have not been provided, including confirmation that it is adequately sized to accommodate run-off. Should the Board decide to grant permission, I recommend a condition be attached requiring the applicant to agree the detailed specification of the surface water drainage system with the Planning Authority.

8.5. Material Contravention

- 8.5.1. The PA first refusal reason was on the basis that the applicant did not adequately demonstrate an exceptional rural generated housing need in the area and considered that the development materially contravened objective RP 5-3 of the development plan. This objective refers to the different general categories of housing need that applicants must satisfy. The objective is not, in my view, sufficiently specific so as to justify the use of the term “materially contravene” in terms of normal planning practice. I am of the opinion that the applicant simply did not meet the requirements of the objective. The Board should not, therefore, consider itself constrained by Section 37(2)(b) of the Planning and Development Act.

8.6. Other Issues

Excavation

- 8.6.1. The proposed development is located down gradient of the dwelling east and I note that there are concerns regarding the potential negative impact excavation works can have on the adjoining properties. The applicant has not provided any information on excavation works or any details on the level of cut and fill necessary to facilitate the development. I am of the view that industry standard construction measures implemented through a Construction Environmental Management Plan (CEMP) would mitigate against any significant risk on adjoining properties. If the Board is minded to grant permission, I recommend that a condition requiring a CEMP to be submitted for PA approval be included.

Proposed Driveway

- 8.6.2. The proposed entrance and driveway to the proposed house are within the administrative boundary of Cork City and I note that there is no extent permission for this development. The PA’s area engineer’s report refers to the proposed driveway cutting through the western corner of the adjoining property. The engineer recommended that an approval letter be sought from the landowner or alternatively to revise the driveway to be wholly located within the applicant’s lands. I also refer the Board to the planner’s report stating that the driveway submitted to the City Council is depicted differently. Notwithstanding the above, the proposed entrance, driveway and associated site works are under a separate administrative jurisdiction and accordingly, this is not a matter to be considered by the Board under this appeal.

9.0 AA Screening

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

The subject site is located approximately 5.2km north of Cork Harbour SPA (Site Code 004030).

The proposed development comprises the construction of a house, a proprietary treatment system and all associated site works.

No nature conservation concerns were raised in the planning appeal.

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 effect on a European Site.

The reason for this conclusion is as follows

- Scale and nature of the development
- Distance from nearest European site and lack of connections
- Taking into account screening report by Planning Authority

I conclude, 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 (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive (WFD)

- 10.1. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a

temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

The reason for this conclusion is as follows:

- Having regard to the small scale and nature of the development.
- Lack of hydrological connections to Glashaboy River located c. 80m west of the site.

11.0 Recommendation

11.1. I recommend that permission be refused for the proposed development.

12.0 Reasons and Considerations

1. The site is located within the metropolitan greenbelt identified as the area under the strongest urban pressure for rural housing in the Cork County Development Plan 2022-2028 and an area where housing is restricted to persons demonstrating exceptional local need in accordance with the criteria set out in Objective RP 5-3 of the current Development Plan. Having regard to the information submitted with this application and appeal, it has not been demonstrated that the applicant comes within the scope of the housing need criteria for a house at this location as set out in Objective RP 5-3 or as set out in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of Environment, Heritage and Local Government in April 2005. The proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed site is located with the metropolitan greenbelt as identified in the Cork County Development Plan 2022-2028 where it is the policy to recognise strong pressure for housing in such areas. It is considered that the proposed development would constitute urban generated housing and taken

in conjunction with the existing pattern of development in the vicinity, it is considered that the proposed development would exacerbate the urban sprawl in the area and would conflict with objective RP 5-12 of the development plan. Furthermore, taken in conjunction with the existing dwellings within the vicinity of the site, the development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the details submitted with the application and appeal, to the characteristics of the site and to the pattern of development in the vicinity of the site, the Board is not satisfied that the suitability of the site for the treatment and disposal of wastewater has been adequately demonstrated. The proposed development would therefore give rise to a risk to public health.

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.

Oluwatosin Kehinde
Senior Planning Inspector

13rd June 2025

Appendix 1 – EIA Considerations

Form 1 - EIA Pre-Screening

Case Reference	ABP 321040-24
Proposed Development Summary	Construction of a dwelling house and all associated site works
Development Address	Sarsfield Court, Glanmire, Co. Cork
In all cases check box /or leave blank	
1. Does the proposed development come within the definition of a ‘project’ for the purposes of EIA? (For the purposes of the Directive, “Project” means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a ‘Project’. Proceed to Q2.
	<input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input checked="" type="checkbox"/> Yes, it is a Class specified in Part 1.	Schedule 5 Part 2 Class 10 (b) (i) construction of more than 500 dwelling units
<input type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8	

of the Roads Regulations, 1994.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.	
<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.	<p>Schedule 5 Part 2 Class 10 (b) (i) construction of more than 500 dwelling units</p> <p>Development for one dwelling</p>

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes <input type="checkbox"/>	Screening Determination required (Complete Form 3)
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Form 2 - EIA Preliminary Examination

Case Reference	
Proposed Development Summary	ABP 321040-24
Development Address	Sarsfield Court, Glanmire, Co. Cork
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (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	Briefly comment on the key characteristics of the development, having regard to the criteria listed. The development is for a single storey house and septic tank in a rural area and comes forward as a standalone project. The development does not require demolition works, does not require the use of substantial

accidents/disasters and to human health).	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 risks to human health.
Location of development (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).	Briefly comment on the location of the development, having regard to the criteria listed The development is situated in a metropolitan greenbelt area of strong urban influence. The development is in a rural setting that is removed from sensitive natural habitats and designated sites and landscapes of identified significance in the Cork County Development Plan.
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).	Having regard to the characteristics of the development and the sensitivity of its location, consider the potential for SIGNIFICANT effects, not just effects. Having regard to the nature of the development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.

Inspector: _____ Date: _____

Appendix 2 – Water Framework Directive Assessment

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	ABP 321040-24	Townland, address	Sarsfield Court, Glanmire Cork
Description of project		Construction of a dwelling house, secondary waste water treatment system and all associated site works.	
Brief site description, relevant to WFD Screening,		the site is relatively flat and located on an elevated position in a rural location. There is a watercourse located c.80 meters west of the site	
Proposed surface water details		Roofwater will be drained to a soakaway and discharged to groundwater.	
Proposed water supply source & available capacity		Proposed well located approximately 34m from the rear of the proposed house	
Proposed wastewater treatment system & available capacity, other issues		a EuroTank BAF2 P6 En12566/3 SR66 Certified secondary wastewater treatment system is proposed	

Others?			no			
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection						
Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
River waterbody	80m	GLASHABOY (LOUGH MAHON)_010	Moderate	Not at risk	No pressures	Not hydrologically connected to surface watercourse
River waterbody	80m	GLASHABOY (LOUGH MAHON)_020	Good	Not at risk	No pressures	Not hydrologically connected to surface watercourse
Groundwater Waterbody	Underlying site	Ballinhassig East IE_SW_G_004	No provided	review	Anthropogenic Pressures	Free draining soil conditions

Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.							
CONSTRUCTION PHASE							
No.	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
1.	Site clearance/Construction	GLASHABOY (LOUGH MAHON)_010	None	None	None	No	Screened out
2.	Site clearance/Construction	GLASHABOY (LOUGH MAHON)_020	None	None	None	No	Screened out
3.	Site clearance/Construction	Ballinhassig East IE_SW_G_004	Drainage through soil	Hydrocarbon Spillages	Standard Construction measures/conditions	No	Screened out
OPERATIONAL PHASE							
4.	Surface run-off	Ballinhassig East	none	none	none	No	Screened out

		IE_SW_G_004					
DECOMMISSIONING PHASE							
5.	NA	NA	NA	NA	NA	NA	NA