



An
Bord
Pleanála

Inspector's Report ABP-321054-24

Development	Construction of two houses with associated site works.
Location	Site 5, Hillview, Woodlawn, Killarney, Co. Kerry
Planning Authority	Kerry County Council
Planning Authority Reg. Ref.	2360329
Applicant(s)	Cormac Casey
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant(s)	Christopher & Christina Slattery
Observer(s)	Nine
Date of Site Inspection	21 st February 2025
Inspector	Bernadette Quinn

1.0 Site Location and Description

- 1.1. The appeal site is located in Hillview, Ballycasheen, approximately 2km southeast of Killarney town centre. The site is relatively flat, measures a stated area of 0.072ha, is overgrown with vegetation and forms a vacant plot between existing detached dormer houses at no. 4 and no. 6 Hillview.
- 1.2. The site is accessed via Hillview, a private road which has footpaths on both sides. Hillview is accessed off Woodlawn Terrace, which is a one-way vehicular access road with a 30kmph speed limit and which provides vehicular access to the rear of properties at Ballycasheen Terrace which front on to Woodlawn Road, as well as detached properties on Woodlawn Terrace.
- 1.3. The pattern of development surrounding the site predominantly comprises of one and a half storey and two storey detached dwellings and two store semi-detached dwellings. A site located approximately 20m to the south at No. 3 Hillview is also vacant.

2.0 Proposed Development

- 2.1. Permission is sought for 2 no. 2 storey three bed semi-detached dwellings with a ridge height of 9.095m and a gross floor area of 110sq.m. Private amenity space is proposed to the rear and vehicular access is proposed off Hillview with car parking to the front.

3.0 Planning Authority Decision

3.1. Decision

On 01st October 2024 Kerry County Council issued notification of the decision to grant planning permission subject to 18 conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The planners report dated 17/01/2024 can be summarised as follows:

- There are concerns regarding access to and from this estate onto the Woodlawn Road.
- Taken in conjunction with the applicant's other application reference 23/60325 on site No 3, granting permission for two dwellings on this site would set an undesirable precedent for development of the remaining vacant sites in the immediate area and lead to a doubling up of the densities.
- The connecting road to the rear of Ballycasheen Terrace does not have the capacity to cater for the proposed development.
- On Hillview East planning application ref 23/544 for four dwelling was refused permission for a similar density where it was considered that the existing infrastructure in the immediate area would not be capable of safely catering for increased densities.
- A revised proposal for one dwelling house on the site should be submitted by way of further information.
- Feasibility of connection to the public water/wastewater infrastructure is required.
- A contiguous elevation is required to assess the visual impact of the proposed development.

Following a request for further information, the planners report dated 30/09/2024 can be summarised as follows:

- Availability of a connection to Irish Water infrastructure has been confirmed.
- The proposed dwellings are 500mm higher than the dwelling to the north. Given the differing styles and designs of dwellings in the estate this is considered acceptable.
- Taken in conjunction with the two dwellings proposed under pp ref 23/60325 the proposed increase in density is considered acceptable.

3.2.2. Other Technical Reports

Housing Estates Unit: No objection

3.2.3. Conditions

Condition 15: Notwithstanding the provisions of the Planning and Development Regulations 2001, no part of the proposed 2 no dwelling houses shall be used for the provision of overnight commercial guest accommodation without prior grant of planning permission. Reason: In the interests of orderly development and residential amenity.

3.3. Prescribed Bodies

- 3.3.1. Uisce Eireann: Further information required in relation to feasibility of connection to the public water/waste water infrastructure

3.4. Third Party Observations

- 3.4.1. Three no. third party observations were received objecting to the proposed development. The issues raised are similar to those raised in the third-party appeal.

4.0 Planning History

4.1. Appeal Site

18/308: Permission granted to construct a dwelling at Site 5, Hillview Estate, Ballycasheen. This permission was not implemented and has expired.

4.2. Surrounding Area:

Site to North at No. 5 Hillview

ABP-321054-24 / 23/60329: Permission granted by Kerry County Council for two semidetached dwellings and ancillary site works at Site 5, Hillview, Woodlawn, Killarney. This application is currently the subject of an appeal to An Bord Pleanala.

Site to East on Hillview East off Woodlawn Terrace

ABP-317591-23 / 23/544 Permission to construct 4 dwellings refused by Kerry County Council. The decision of Kerry County Council was upheld on appeal to An Bord Pleanala who refused permission on 30th May 2024 for the following reasons:

1. *The Board considered that there are deficiencies in the road network serving the site and surrounding area at (i) Woodlawn Terrace, and (ii) Hillview East,*

due to inadequate width, pedestrian provision, streetlighting, surfacing, as well as sightlines from Hillview East onto Woodlawn Terrace. The proposed development of an additional four housing units, therefore constitutes a traffic hazard in terms of both traffic and pedestrian safety and is contrary to Sub-Section 1.5.4.1 of Development Management Standards contained in Volume 6 of the Kerry County Development Plan 2022-2028, and, also to the proper planning and sustainable development of the area.

2. *The proposed development by reason of its layout and form would be discordant with the established urban grain, out of character with the general pattern of development in the area, and therefore, contrary to the proper planning and sustainable development of the area.*

Note: The Board also considered that insufficient details had been provided in respect of surface water run-off as well as management of the sewerage pumping station but did not pursue these matters in light of the substantive reasons for refusal.

5.0 Policy Context

5.1. Development Plan

- 5.1.1. The Kerry County Development Plan 2022-2028 is the statutory development plan for the area. The plan has regard to national and regional policies in respect of infill development within existing built-up areas. Killarney is identified as a key town which is described as a 'Large population scale urban centre functioning as self-sustaining regional drivers, and strategically located urban centres with accessibility and significant influence in a regional and subregional context'. In terms of the Settlement Strategy, it is an objective of the plan as stated in settlement strategy objective KCDP 3-4 to 'Deliver at least 30% of all new homes in the Key Towns of Tralee and Killarney within the existing built-up footprint of the settlements'. Policy Objective KCDP 4-27 seeks to prioritise the regeneration of underused town centre and brownfield / infill lands in order to achieve the sustainable delivery of new housing within the existing urban footprint of settlements in the County. Section 4.3.8 deals with residential densities and building heights and includes objective KCDP 4-40 in

this regard which seeks to ensure that developments have regard to national policy and Ministerial Guidelines.

5.1.2. Volume 2 of the Development Plan outlines Town Development Plans and includes the Killarney Town Development Plan. The appeal site is located on land zoned R2 Existing Residential: Provide for residential development and protect and improve residential amenity described as 'for existing predominately residential areas allowing for the protection of existing residential amenity balanced with new infill development'.

5.1.3. Volume 6 sets out Development Management Standards for residential development.

5.2. Ministerial Guidelines

5.2.1. Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (Compact Settlements Guidelines) outline that it is a policy and objective of the Guidelines that residential densities in the range 30 dph-50 dph (net) shall generally be applied at suburban and urban extension locations of Key Towns/Large Towns.

5.3. Natural Heritage Designations

5.3.1. The site is located c.350m northwest of the Killarney National Park, McGillycuddy and Caragh River Catchment SAC (Reference: 000365) and 940m southeast of the Killarney National Park Special Protection Area (SPA).

5.4. EIA Screening

5.4.1. See Appendix 1 - Form 2 EIA Preliminary Examination attached to this report. Having regard to the nature and scale of the proposed development, to the established urban nature of the receiving environment, to the nature, extent, characteristics and likely duration of potential impacts, and to the criteria set out in Schedule 7 of the Regulations, I conclude that the proposed development is not likely to have significant effects on the environment and that the submission of an Environmental Impact Assessment is not required. 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

One no. third party appeal has been received from Christopher & Christina Slattery and includes correspondence between the third party and Kerry County Council. The grounds of appeal can be summarised as follows:

- An Bord Pleanála reference ABP-317591-23 refused permission for 4 houses on Hillview East. This decision is relevant to the appeal site and the proposed development on Site 3 Hillview.
- The intensification of Japanese Knotweed on the site has been ignored despite being a condition no. 10 of planning reference 18/308
- It was a condition of existing houses on Hillview that they be dormer style design in order to integrate the structure into the surrounding area. The proposal should be for one dormer style house on the site.
- The proposal for a total of four houses on site 3 and site 5 will result in increased pressure on utilities and create additional traffic resulting in 8 additional cars.
- The public road to the rear of Ballycasheen Terrace and the junction exiting on to Woodlawn Road are inadequate to safely accommodate the additional traffic generated.
- The proposal will set a precedent for development of other sites on Hillview and Hillview East.
- The proposed overdevelopment could depreciate existing properties.
- The site notice was not erected on the stated date and additional site notices should be considered.
- The further information request invited the applicant to submit a revised proposal for one house to avoid a refusal which was not complied with.

- The proposed houses are nearly 1 metre higher than the neighbouring dwelling at no. 4.
- The increase in traffic has the potential to create parking problems on an already overburdened road and impede access for emergency services.
- The further information response indicates the properties will be used for staff accommodation and should have been deemed significant further information.

6.2. **Applicant Response**

None received.

6.3. **Planning Authority Response**

None received.

6.4. **Observations**

None received.

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 inspected the site, and having regard to relevant local/regional/national policies and guidance, I consider that the main issue in this appeal are as follows:

- Principle of Development
- Design
- Traffic Safety
- Precedent
- Other Matters

7.2. Principle of Development

- 7.2.1. The site is located within the Killarney settlement boundary and is located on lands zoned R2 – Existing Residential wherein ‘Residential Unit’ is permitted in principle. The site is surrounded by existing residential development and is within walking distance of Killarney town centre. The proposal for 2 no, houses on a site area of 0.072ha amounts to a density of 28 dwellings per hectare (dph). I note that this density is slightly below that set out in Section 3.3.3 ‘Key Town and Large Towns (5,000+ population)’ of the Sustainable and Compact Settlements Guidelines which set out a density of 30 dph to 50 dph in suburban and urban extension parts of Key Towns such as Killarney. Section 3.3.6 of these guidelines sets out exceptions, including for very small infill sites that are not of sufficient scale to define their own character and density where the need to respond to the scale and form of surrounding development, to protect the amenities of surrounding properties and to protect biodiversity may take precedence over the densities set out. I consider this applies to the appeal site and I am satisfied that the principle of residential development and the density proposed is acceptable at this location.

7.3. Design

- 7.3.1. The appeal raises concerns that the design proposed is not in keeping with the existing character and would be higher than neighbouring property at no. 2 Hillview. A condition attached to existing houses is referred to which required that they be dormer design in order to integrate into the surrounding area. I note that the existing detached dormer dwellings are not of recent construction and that they predate the current Kerry County Development Plan as well as current planning policy relating to sustainable and compact settlements.
- 7.3.2. I note the pattern of development in the immediate vicinity of the site is detached dormer dwellings. On Woodlawn Drive to the west and immediately to the rear of the site there are two storey semi-detached dwellings and terraced dormer dwellings. To the south houses on Woodlawn Road which back on to Woodlawn Terrace include two storey terraces and there are a number of detached dormer and single storey dwellings. Having regard to the variety in dwelling type and height in the area I do not consider the proposed two storey semi detached dwellings are out of character with those in the vicinity. I note the proposed dwellings have a ridge height of

approximately 0.9m above the ridge height of the existing dwelling to the south at no. 4 and approximately 0.5m above the ridge height of the existing dwelling to the north at no. 6. I consider the height proposed is acceptable, noting the separation distance and having regard to the surrounding pattern of development and I do not consider it necessary to restrict the design to dormer type dwellings.

7.4. Traffic Safety

- 7.4.1. The appeal raises concerns in relation to capacity of the road network to serve the development and the precedent which the development would set for the development of other vacant sites in the vicinity. The appellant refers to a site on Hillview East where permission was refused under ABP-317591-23 for development of four houses. I note that the reason for refusal under reference ABP-317591-23 referenced deficiencies in the road network serving the site and surrounding area at Woodlawn Terrace and Hillview East, due to inadequate width, pedestrian provision, streetlighting, surfacing, as well as sightlines from Hillview East onto Woodlawn Terrace and it was considered the proposal constitutes a traffic hazard in terms of traffic and pedestrian safety. The planning inspectors report relating to the proposal notes that the Hillview East cul-de-sac off Woodlawn Terrace accessing the site is surfaced with compressed gravel, that the surface condition is poor in places, and that the road is of narrow width and without the benefit of streetlights, footpaths or any form of pedestrian and vehicular demarcation with no dedicated space for on-street parking. It was concluded that Hillview East. cul-de-sac is inadequate in terms of width (4.4m wide in places when 5.5m required for two-way traffic), and substandard in terms of surfacing and lighting to cater for the additional traffic movements generated by an additional 4 no. residential units. It was also stated that adequate sightlines from Hillview East onto Woodlawn Terrace had not been demonstrated.
- 7.4.2. During my site inspection I noted that, unlike the Hillview East cul de sac, the Hillview access road serving the appeal site is surfaced in tarmacadam, is in good condition and of adequate width to accommodate passing traffic. Footpaths and grass verges are in place on both sides of the road. I am satisfied that the access road serving the proposed development is acceptable and that adequate provision for pedestrians is provided for by way of footpaths on Hillview.

7.4.3. I also note the refusal under ABP-317591-23 referenced deficiencies in the road network at Woodlawn Terrace which provides access to Hillview. The appeal raises concerns that the proposal will create parking problems on an already overburdened road and impede access for emergency services.

7.4.4. I note that Woodlawn Terrace operates a one way route for traffic, a 30kmh speed limit applies, and this road does not contain footpaths. A white line on the southern side of the road provides for a pedestrian route. On the day of my site inspection, I observed a number of cars parked along this route to the rear of properties on Woodlawn Road and within the area designated for a pedestrian route. However I note that the proposal provides for two in curtilage car parking space in line with development plan standards and I consider the proposal is unlikely to generate additional on-street parking on Woodlawn Terrace. I also consider Woodlawn Terrace is of sufficient width to accommodate one way vehicular traffic, including emergency vehicles, and I consider matters relating to parking arrangements on roads are a matter for the planning authority where issues arise.

7.5. Precedent

7.5.1. The appeal raises concerns that the proposal will result in a precedent. I note a similar proposal for two dwellings on a site at No. 3 Hillview, approximately 20 metres south of the subject appeal site, was granted permission by Kerry County Council and is currently the subject of an appeal, reference ABP-321101-24. I consider each application should be assessed on its merits and having regard to the findings of my assessment above I am satisfied the proposal would not result in an unacceptable precedent.

7.6. Other Matters

7.6.1. In relation to compliance with conditions relating to Japanese Knotweed attached to planning permission 18/308, I note that this permission does not appear to have commenced and has expired and I also note that matters relating to compliance with conditions are a matter for the planning authority. In relation to concerns relating to Japanese Knotweed, I note that planning permission 18/308 included a condition in relation to the eradication of Japanese Knotweed on the site and I consider it appropriate that a condition be attached to this effect if the Board decides to grant permission.

- 7.6.2. Regarding concerns relating to pressure on utilities, I note that following a request for further information in relation to connection to public water and waste water infrastructure the planning authority was satisfied that the matter had been addressed and Uisce Eireann raised no objection to the proposal. I am therefore satisfied that the development can be adequately serviced.
- 7.6.3. The appeal raises concerns regarding the date the site notice was erected and that the further information response should have been deemed significant. I consider these are matters for the planning authority and are not matters for consideration in the assessment of the appeal.
- 7.6.4. I note the planning authority included a condition that no part of the proposed 2 no dwelling houses shall be used for the provision of overnight commercial guest accommodation without prior grant of planning permission. I note that the first party has not appealed the inclusion of this condition. Having regard to the location of the proposed development I consider it appropriate in the event of a grant of permission that the Board include a condition to this effect.

8.0 AA Screening

- 8.1.1. I have considered the proposed development of two dwellings and associated site works in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The subject site is located approx. 350m northwest of Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC (Site Code 000365) and 940m southeast of Killarney National Park SPA (Site Code 004038).

The proposed development comprises the development of a semi-detached two story building containing two dwellings and 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 there is no conceivable risk to any European Site.

The reason for this conclusion is as follows:

- The nature and scale of the proposed development and associated site works.
- The location and distance from nearest European site and the lack of any hydrological connectivity between the application site and the SAC/SPA.
- Taking into account the screening determination by the Planning Authority.

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.

9.0 Recommendation

9.1. I recommend that planning permission should be granted, subject to conditions.

10.0 Reasons and Considerations

10.1. Having regard to the provisions of the Kerry County Development Plan 2022-2028 including the R2 Residential land use zoning of the site, to the pattern of development in the area, to the infill nature and size of the site and the separation distance from existing dwellings, and to the design of the proposed development, it is considered that subject to the conditions set out below, the proposed development would be in keeping with the established pattern of development at this location, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, and would be acceptable in terms of impacts on traffic. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 05th day of September 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing

with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to commencement of development full details of proposed boundary treatments shall be submitted to and agreed in writing with the Planning Authority.

Reason: In the interest of residential and visual amenity

3. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water which shall also provide for appropriate Sustainable Urban Drainage Systems (SuDS), shall comply with the requirements of the planning authority for such works.

Reason: In the interest of public health.

5. Prior to the commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Uisce Eireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.

Reason: In the interests of public health.

6. Notwithstanding the provisions of the Planning and Development Regulations 2001, no part of the proposed 2 no dwelling houses shall be used for the provision of overnight commercial guest accommodation without prior grant of planning permission.

Reason: In the interests of orderly development and residential amenity.

7. Proposals for a naming/numbering scheme for the dwelling shall be submitted to and agreed in writing with the planning authority prior to the occupation of the dwelling.

Reason: In the interest of urban legibility.

8. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

9. Site development and building works shall be carried out only between 0800 to 1900 hours Mondays to Fridays inclusive and 0800 to 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.

Reason: In order to safeguard the residential amenities of property in the vicinity.

10. Prior to the commencement of development, the developer, and/or any agent acting on their behalf, shall submit an invasive species management plan to the planning authority, which includes details of a pre-construction survey to be carried out. The plan shall include full details of the eradication of such invasive species from the development site prior to construction or if discovered during construction as soon as is practicably possible.

Reason: In the interest of environmental protection.

11. The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including, hours of working, noise and dust management measures, waste management and recycling of materials, environmental protection measures, welfare facilities, site deliveries, complaints procedure, pest control and traffic management arrangements.

Reason: In the interest of public safety, environmental protection, and residential amenity.

12. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for

construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interest of sustainable transport and safety.

13. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of reducing waste and encouraging recycling.

14. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the transfer of a percentage of the land, to be agreed with the planning authority, in accordance with the requirements of section 94(4) and section 96(2) and 96(3)(a), (Part V) of the Planning and Development Act 2000, as amended, and/or the provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Bord Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.

15. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the

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

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

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

Bernadette Quinn
Planning Inspector

31st March 2025

Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	ABP-321054-24		
Proposed Development Summary	Construction of two houses with associated site works.		
Development Address	Site 5, Hillview, Woodlawn, Killarney, Co. Kerry		
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	Tick if relevant. No further action required
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	X	Class 10 (b) (i) and Class 10 (b) (iv).	Proceed to Q3.
No			
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes		State the relevant threshold here for the Class of development.	EIA Mandatory EIAR required
No	X		Proceed to Q4

4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	X	Class 10 (b) (i) and Class 10 (b) (iv).	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-321054-24
Proposed Development Summary	Construction of two houses with associated site works.
Development Address	Site 5, Hillview, Woodlawn, Killarney, Co. Kerry
<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>	<p>The site comprises an urban infill site within an existing built up area characterised by residential development. The proposed development would therefore not be exceptional in the context of the existing environment in terms of its nature.</p> <p>The development would not result in the production of any significant waste, emissions or pollutants due to the nature of the proposed residential use.</p>
<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>	<p>The site is not located within, or immediately adjoining, any protected areas. The development would be located in a serviced urban area and would not have the potential to significantly impact on an ecologically sensitive site or location. There is no hydrological connection present such as would give rise to significant impact on nearby water courses (whether linked to any European site or other</p>

	<p>sensitive receptors). The site is not considered to be an environmentally sensitive site.</p> <p>The closest European Sites are Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC (Site Code 000365) located 350m south of the site and Killarney National Park SPA (SiteCode 004038) located 940m north of the site.</p> <p>It is considered that no Appropriate Assessment issues arise, and it is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on any European Site.</p> <p>The proposed development would not give rise to waste, pollution or nuisances that differ significantly from that arising from other urban developments.</p> <p>Given the nature of the development and the site/surroundings, it would not have the potential to significantly affect other significant environmental sensitivities in the area.</p>
<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>The development would generally be consistent with the scale of surrounding developments and would not be exceptional in the context of the existing urban environment.</p> <p>There would be no significant cumulative considerations with regards to existing and permitted projects/developments.</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.	Yes
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	Schedule 7A Information required to enable a Screening Determination to be carried out.	
There is a real likelihood of significant effects on the environment.	EIAR required.	

Inspector: _____

Date: _____

DP/ADP: _____

Date: _____

(only where Schedule 7A information or EIAR required)