



An
Coimisiún
Pleanála

Inspector's Report ABP-321191-24

Development	Construction of a dwelling house, domestic garage, wastewater treatment system and all associated site works.
Location	Ballyhogan, Kilreekill, Loughrea, Co. Galway
Planning Authority	Galway County Council
Planning Authority Reg. Ref.	2460777
Applicant(s)	Kevin and Sharon O'Donnell
Type of Application	Permission.
Planning Authority Decision	Grant with Conditions
Type of Appeal	Third Party
Appellant(s)	Martin Hogan.
Observer(s)	None
Date of Site Inspection	29 th of September 2025
Inspector	Caryn Coogan

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1.0 Site Location and Description

- 1.1. The subject site, 0.26ha, is located in a rural area, east of Kilreekill village, Co Galway. The general area is rural north of Loughrea town. Ballyhogan is the townland. The site is located on the northern side of a local road. The site is immediately opposite the entrance to a graveyard.
- 1.2. The site configuration is rectangular with a southern orientation. There is a farm road/ lane along the western site boundary serving a farm and two farm dwellings. The northern and eastern site boundaries are open onto a large grazing field. The subject site is a corner section of an open field.
- 1.3. The family home is 200metres southeast of the subject site.
- 1.4. The existing field entrance is located at the western extremity of the roadside boundary. The site gently rises from the roadside boundary to the centre of the site, and then falls away gently to the rear field boundary.
- 1.5. The site is part of a larger field currently used for grazing cattle. Beyond there field to the east there is a farmyard.

2.0 Proposed Development

- 2.1. Planning permission is sought to erect single storey dwelling house, domestic garage, wastewater treatment system, polishing filter and all associated services (gross floor area: dwelling house-180.50sqm + garage-37.50sqm)
- 2.2. The site is to be transferred to the applicant by his father.
- 2.3. The proposed water supply will be from a local group scheme.

3.0 Planning Authority Decision

3.1. Decision

Galway Co. Co. made a decision to grant planning permission for the development on the 15th of October 2024, subject to 14No. conditions, see section 3.2.2 of this report for a site specific condition.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The site of the proposed development is located centrally in a rural area within a structurally weak area, with a landscape sensitivity Class 1 (low) where the landscape is unlikely to be adversely affected by change.
- Having regard to this and in conjunction with the landscape's low sensitivity classification, housing need is not required to be demonstrated by the Applicant for the proposed residential development. Nevertheless, a cover letter included in the application explained in detail the applicants circumstances and the selection of this particular site for the proposed development.
- The separation distances between the components of the proposed WWTS, dwelling and other relevant features on site as shown on the provided site layout plan are acceptable. The proposed WWTS is compliant with the current EPA CoP requirements – to the satisfaction of the Planning Authority.
- The Planning Authority considers the sightline issue has not been addressed satisfactorily and the provided drawing does not reflect accurately the available sightlines in conjunction with the horizontal road alignment and location of the proposed site entrance on a concave bend of the road.
- The Planning Authority considers that the proposed development responds satisfactorily to the requirements of Policy Objective RH9 and DM Standards 8 and 9 of the Galway County Development Plan 2022-2028.
- Further Information is recommended:

- The Applicant's response to this request for further information was received on the 27th of September 2024. The response to RFI included a cover letter and a revised site layout plan scale 1:500 with a longitudinal section across the public road section adjoining the application site and neighbouring lands on both sides. The revised site plan drawing prepared by S. Hanniffy & Associates, Consulting Engineers/Civil and Structural Engineers indicates that sightlines of a minimum of 120m are achievable in eastern and western directions.
- Following receipt of the further information, planning permission was recommended.

3.2.2. ***Other Technical Reports***

None

3.2.3. ***Conditions***

No. 7:

(i) Prior to the commencement of any work on-site, the Applicant shall complete all works at the proposed access point to site and along the public road and at the boundaries of the adjoining lands to achieve the required sightlines as per revised plans and particulars received by the Planning Authority on the 27th of September 2024.

(ii) The sight distance triangle shall be maintained and kept free from vegetation or other obstructions that would reduce the minimum visibility required and all roadside improvements for sight lines shall be carried out, completed, and maintained in accordance with the drawings and particulars submitted to the Planning on the 27th of September 2024.

(iii) All works related to the implementation and ground finishes in the area associated with the roadside site boundary and proposed site entrance shall be in accordance with the plans and particulars received by the Planning Authority on the 27th of September 2024. This space shall be cleared, graded, levelled, and surfaced to a standard suitable for use as a public road to the satisfaction of the Area Engineer and Planning Authority.

(iv) The public road shall be maintained free from dirt and debris during the construction stage of the proposed development; all necessary measures shall be undertaken by the Applicant to prevent spillage or deposit of clay, rubble or other debris on adjoining lands during the course of the works.

(v) Overhead lines and poles shall be set back in line with the new fence line at the developer's expense before work commences in the development. No pole(s) shall be left in the layby or in the sightlines of the proposed development or any existing development where the poles might obstruct the view of the road of existing road users and/or persons accessing the site.

Reason: In the interests of public and road safety and proper planning and development

3.3. **Prescribed Bodies**

There were no statutory referrals.

3.4. **Third Party Observations**

A third party objection was received:

- The public notice was not erected in accordance with the legislation.
- The road issue has not been addressed.

4.0 **Planning History**

4.1 **Planning Reference: 22/60950, An Bord Pleanála Ref 315774-23**

The applicant was granted planning permission for a dwelling on the site by Galway Co. Co. in January 2023. The site is located in a Low Sensitivity area and a structurally weak rural area, where rural housing need was not required by the applicant. On a third party appeal, the Board overturned the decision to grant and refused the dwellinghouse for 2No. reasons:

1. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted

in an easterly direction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the provisions of the Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) issued by the Environmental Protection Agency March 2021, the Board is not satisfied that wastewater generated by the proposed development could be satisfactorily accommodated on site when combined with a well, Table 6.2: Minimum separation distances from the entire DWWTS of the Code of Practice refers. It is considered that the proposal, given the absence of a public water supply to service the site and notwithstanding the use of a proprietary wastewater treatment system, there is no information to show that a well can be accommodated on site should a public piped water supply be unavailable. The proposed development would, therefore, conflict with the provisions of the Code of Practice of the Environmental Protection Agency, would be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

5.0 Policy Context

5.1. Development Plan

The relevant development plan is the ***Galway County Development Plan 2022-2028***.

RH 3 - Rural Housing Zone 3 (Structurally Weak Areas)

RH9 – Design Guidelines

Chapter 15 DM Standards:

DM Standard 6: Domestic Garages (Urban and Rural)

DM Standard 8: Site Selection and Design

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

DM Standard 11: Landscaping

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

DM Standard 37: Group Water Schemes and Private Wells

DM Standard 38: Effluent Treatment Plants

5.2. Natural Heritage Designations

- 9.71 km – Slieve Augthy SPA (site code: 004168)
- 10.54 km – Lough Rea SPA (site code: 004134)
- 10.59 km – Lough Rea SAC (site code: 000304)
- 12.18 km – Ardgrague Bog SAC (site code: 002356)
- 12.22 km – Glenloughaun SAC (site code: 002213)

5.3. EIA Screening

Schedule 5, Part 2, Class 10 (b)(i) provides that EIA is required for the construction of more than 500 dwellings units. The proposed development falls significantly below the threshold comprising a development of a single dwelling unit. Having regard to the nature and scale of the proposed development, I consider that the submission of a subthreshold EIAR is not required in this case.

6.0 The Appeal

6.1. Grounds of Appeal

- The site was previously refused planning permission on major traffic issues as the sightlines were deemed inappropriate and this current application is on the same location, plot size with different drawings of a site layout plan. However the sightlines remain the same.
- The road is on a dangerous bend and subject to severe flooding during wet periods and another vehicular access would be a further traffic hazard and danger to existing road users.
- The wall to be removed to the east is not in the ownership of the applicant, but owned by Mr. Enda Connachton, who erected the walls in 2001.

- There is no Roads Engineers report on file.
- **Environmental Issues:** The site is using a treatment system but the applicant failed to show locations of water wells on the site layout plan and would endanger water supply sources to the east and west of the septic tank. Due to the elevation of the site, the site poses further risk of flooding the current road network creating further hazard.
- **Application Guidelines** The application should have been deemed invalid on the grounds the site notice was not properly investigated. The site notice should have been yellow in colour. The site notice was a copy of a previous application on a different site, stating Finnure as townland, and Padraic Hesson as engineer.
- The site notice was completely covered in briars. The hedges where the notice were erected were cut during a ban on hedge cutting.

6.2. Applicant Response

- The applicant Kevin O Donnell was born and raised on the family farm where the site is located. He helps his father on the farm on a part-time basis. Kevin will inherit the farm that has been in his family for generations.
- The dwelling is located in a structurally weak area, whereby objective RH3 of the Galway County development plan is relevant. The planning authority accepted the development complies with development plan. The family home is located 200m to the southeast of the proposed site.
- The Board refused the previous application under ABP 315774 for two reasons. The two reasons for refusal have been addressed in the current application.
- The front wall of the lands to the east will be removed, and the proposed entrance has been relocated 4.5m to the west. The sightlines are 200m to the west and 120m to the east.
- Planning permissions granted along the L-4300 with sightlines of 70metres are references 17/277, 20/1689 and 22/1079. Planning permissions granted along the L_4300 with 90m sightlines are 22/60815, 23/490 and 24/60319.

There is a precedent for 90m sightlines. The available sightlines at the subject site are far in excess of the precedent set on the local roads.

- A new tertiary wastewater treatment system is proposed for the site. The treated effluent will be to a high standard and protect underlying groundwaters are protected.
- A new watermain has recently been completed along the main road.
- All bored wells have been indicated and the separation distances from treatment systems has been complied with
- The OPW Preliminary Flood Risk Assessment Maps indicate no flood events past or present. The appellants photos appear to be taken after heavy rain and do not appear to be flooding.
- Letter of consent from Mr. Enda Connaughton attached he owns the land were the wall will be set back.
- The site notice was erected in accordance with the legislative requirements and accepted in the Planner's Report on file.

7.0 Assessment

7.1. Introduction

7.1.1 The Commission should note a broadly similar development proposal was assessed and refused by the Commission on the 29th of November 2023 under appeal reference ABP-315774-23. Galway Co. Co. had granted planning permission for the subject dwelling, which the Commission overturned for two reasons. The first reason related to the sightline to the east which was considered to be restricted and the second reason stated there was no evidence that a well can be accommodated on the subject site.

7.1.2 In response to the refusal the current planning application states the proposed water supply will to be from the public mains (a new group scheme), and the required sightline of 70metres in both directions, is achievable as per the submitted drawings.

7.1.3 In the report I will summarise the planning merits of the case as previously done under appeal ABP 315774-23. The same planning policies remain to the current proposal and the proposed development is practically identical.

7.2 Planning Policies

7.2.1 The Applicant is required to demonstrate compliance with the relevant rural housing policy objectives set out within the Galway County Development Plan 2022-2028, which is Policy Objective RH3 - Rural Housing Zone 3 (Structurally Weak Areas) and RH9 – Design Guidelines. Under Policy Objective RH 3, it is a policy objective of the Planning Authority to facilitate the development of individual houses in the open countryside subject to compliance with normal planning and environmental criteria and the Development Management Standards as set out in the Galway County Development Plan 2022-2028. Housing need is not required to be demonstrated by the Applicant for the proposed residential development. Nevertheless, a cover letter included in the planning application documentation explained in detail the applicants circumstances. The applicant's family home is in close proximity, 200m from the site. The applicant's father is a farmer and he currently assists on the farm and will continue to help his father in the future on the farm.

7.2.2 Given that the applicant is a farmer's son and the site location is within a structurally weak rural area, I have no objection in principle to recommending a grant of permission based on current local planning policies.

7.2.3 The proposed dwelling is a single storey contemporary design with elaborate landscaping proposals. The overall footprint of the dwelling resembles a reverse L-shape, with a detached garage to the rear. The dwelling house is a three bedroom detached unit, with a nap plaster finish and natural stone facing. I consider the overall design complies with Policy RH9 relating to the Galway Rural Housing Design Guidelines.

7.3 Vehicular Access to the Proposed Dwelling

7.3.1 The proposed entrance to the development is located at the eastern extremity of the roadside boundary. I would consider this to be the optimum location because there is an existing farm and dwelling entrance located at the western extremity of the boundary, and the eastern extremity provides a best sightline in both directions.

7.3.2 The Commission previously refused this development under ABP-315774-23 for the following reason:

It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted in an easterly direction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

7.3.3 The planning authority under this current proposal, planning reference number 2460777 requested further information regarding the proposed entrance (20th of August 2024). It requested a revised site layout plan on scale 1:500 that will take in consideration the actual road alignment and indicate the maximum achievable sightlines in both directions that will ensure compliance with DM Standard 28 of Galway County Development Plan 2022-2028. The revised site layout plan should also indicate the proposed roadside boundary aligned with the existing site entrance of the property adjoining the application site to west in order to simplify the road margin design at this location and enhance the visibility between the existing and proposed site entrance. The response received by the planning authority from the applicant on 27th of September 2024, included a revised site layout plan 1:500 with a longitudinal section across the public road, with sightlines of 120metres achievable in both directions at the proposed entrance. The planning authority was satisfied that the required sightlines were achievable and decided to grant planning permission for the proposed development.

7.3.4 The third-party appellant claims the proposed entrance is located on a dangerous bend and the road is the subject of severe flooding during wet periods. Also the removal of walls owned by a third party requires the written consent to carry out the works which the applicants did not provide with the further information. In response to these issues raised on appeal, the applicant submitted that Drawing No. 21130-11 clearly indicates the sightlines can be provided at the proposed entrance in compliance with Development Management Standard 28 of the Galway County Development Plan 2022-2028.

7.3.5 I inspected the site and I examined the public road on approach from the east and west. There is a continuous white line fronting the site and a speed limit of 80kmph

applies. From the east the curve in the road is obvious, but not extreme. One can see the proposed entrance to the site from a distance of over 175m. However, I note from the site layout drawings, that the sightline has been measured incorrectly. The submitted drawings would indicate that the 2.4m measurement has been taken from the middle of the road as per Drawing No. 22130-11 received by the planning authority on the 26th of June 2024, and again in the further information received on 27th of September 2024. I examined the sightline in an easterly direction at the proposed entrance, and I am recommending the Commission issue a Section 132 notice requiring the applicant to submit the sight line to be accurately measured at 2.4metres from the edge of the new roadside boundary, which is to be setback under the current proposal, and not the centre of the road as indicated on the submitted drawings. Any subsequent family land required to provide adequate sightlines particularly in an easterly direction, the applicant shall provide the written consent to same.

- 7.3.6 I note from the OPW Preliminary Flood Risk Assessment Maps there are no flooding events recorded for the road fronting the subject site. The appellant claims in this regard are not substantiated.

7.4 Proposed Services

- 7.4.1 The planning application was accompanied by the Site Suitability Report and proposals for a tertiary sewage treatment in line with the EPA Guidelines. It is accepted the underlying aquifer has extreme vulnerability. The proposed sewage treatment will treat effluent to a high standard to ensure no impact on the underlying aquifer. The proposed treatment system location and separation distances from existing private wells are in line EPA Guidelines requirements.
- 7.4.2 There has been a new watermain provided to the front of the site, which is under the control of the Kilreacle Group Water Scheme. A letter from Kilreacle Group Scheme confirming the applicants have paid the local contribution for connections to same. This addresses the Commissions second reason for refusal of the previous appeal.

7.5 Other Matters

- 7.5.1 The issues raised by the third party regarding the public notice are beyond the remit of the Commission. Galway Co. Co. deemed the site notice complied with the requirements of the relevant planning legislation. I noted the site notice was still in

place and obvious along the roadside boundary during my site inspection. The newspaper notice would appear to describe the site location accurately.

8.0 AA Screening

8.1. There was no A.A. screening report submitted by the applicant. I note the planning authority carried out a Habitats Directive Appropriate Assessment Screening as part of the Planning Report on file, dated 07/10/2024.

8.2. European Sites

I have considered the proposed project in light of the requirements of Section 177U of the Planning and Development Act 2000 as amended. The subject site is located approximately 10.5 kilometres northeast of Lough Rea SAC (site code 000304) and Lough Rea SPA (site code 004134).

8.3. Likely Impact of the project (alone or in combination)

The development comprises the construction of a dwelling house, sewage treatment and site development works. I noted from my site inspection that there were no open water drains contiguous to the site or downhill of the site.

Having viewed the Environmental Protection Agency's AA Mapping Tool, and having visited the site, I note that there are no direct hydrological connections between the development proposed, the subject site and the European Sites.

As stated, the Planning Authority undertook a screening for Appropriate Assessment and concluded that there would be no potential for significant effects on any European Site.

There is no hydrological connectivity between the site and the nearest European site to the northeast, or any other European sites within a 15km Zone of Influence.

During the construction works of the proposed development, possible impact mechanisms of a temporary nature include generation of noise, dust, and construction related emissions to surface water. The contained nature of the site (defined site boundaries, no direct ecological connections or pathways) and distance from receiving features make it highly unlikely that the proposed development could

generate impacts of a magnitude that could affect European Sites. The separation distance between the proposed building works and surface water drains offers a considerable buffer area to ensure the existing drains will not be impacted upon the proposed construction works.

8.4. Likely significant effects on the European sites in view of the conservation objectives

The construction or operation of the proposed development will not result in impacts that could affect the conservation objectives of the SACs due to separation distance and lack of meaningful ecological/ hydrological connections. There will be no changes in ecological status of the European sites due to construction related emissions.

8.5. In combination effects

The proposed development will not result in any effects that could contribute to an additive effect with other developments in the area. No mitigation measures are required to come to these conclusions.

8.6. Overall Conclusion – Screening Determination

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on any European Site and is therefore excluded from further consideration. Appropriate Assessment Stage 2 is not required.

The determination is based on:

- Having regard to the absence of any direct hydrological connection from the subject site to any European Site.
- Having regard to the distance of the site from the European Sites regarding any other potential ecological pathways.
- Having regard to the screening report and determination of the planning authority.

- 8.7. Having regard to the scale and nature of the proposed rural house development and to the location removed from any European Sites no Appropriate Assessment issues arise. The proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

9.0 Recommendation

Having regard to the planning history associated with the site and the applicant, and the details assessed on appeal, I am favourably disposed to uphold the planning authority's decision to grant planning permission for the development proposal.

The issue regarding the water supply has been addressed to my satisfaction with the introduction of a Group Scheme Water Supply to the area.

The sightline issue remains outstanding because I consider it has not been measured accurately. However the issue cannot be dealt with by way of condition because it involves the consent of a third party. I do believe the required sightlines are achievable at the proposed entrance. Therefore, I recommend the Commission request the applicant to accurately address the sightline issue, in particular the easterly direction, given the planning history associated with the site and the concerns of the third party appellant.

Under Section 137 of the Planning and Development Act 2000, (as amended), I am recommending the Commission to request the following additional information from the applicant for the purposes of determining the appeal:

- There may be inaccuracies regarding the measurement of the required sightline at the proposed entrance to the dwelling. The applicant is therefore required to provide an accurate calculation of the proposed sightlines in both directions taken from a point 2.4metres from the edge of the proposed setback roadside boundary. The applicant should endeavour to comply with DM Standard 28 of Galway County Development Plan 2022-2028 and to submit the written consent from the adjoining landowners to any adjustment or

alteration of their property that may be required to provide the required sightlines.

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.

Caryn Coogan
Planning Inspector

9th of October 2025

Form 1 - EIA Pre-Screening

Case Reference	ABP 321191-24
Proposed Development Summary	Dwelling house, domestic garage, wastewater treatment system, polishing filter and associated services
Development Address	Ballyhogan, Kilreekill, Loughrea, Co. Galway
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)	☐ Yes, it is a 'Project'. Proceed to Q2.
	☒ 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)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
☐ 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?	
☐ 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. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	State the Class and state the relevant threshold
☐ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	Class 10. Infrastructure projects (b) (i) Construction of more than 500 dwelling units.

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 ☐	Screening Determination required (Complete Form 3)
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____

Form 2 - EIA Preliminary Examination

Case Reference	321191-24
Proposed Development Summary	Erection of dwelling, garage and installation of sewage treatment works
Development Address	Ballyhogan Kilreekill, Loughrea, Co. Galway
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 accidents/disasters and to human health).	The proposed development is for the construction of a dormer detached dwelling house with wastewater treatment system and polishing filter, with connection to the public water supply. The project due to its size and nature will not give rise to significant production of waste during both the construction and operation phases or give rise to significant risk of pollution and nuisance. The construction of the proposed development does not have potential to cause significant effects on the environment due to water pollution. The project characteristics pose no significant risks to human health. The proposed development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change.
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).	The receiving environment is a rural area with no particular landscape designations. There is no real likelihood of significant effect on other significant environmental sensitivities in the area
Types and characteristics of potential impacts	The size of the proposed development is notably below the mandatory thresholds in respect of a Class 10 Infrastructure Projects of the Planning and Development Regulations 2001 as amended. There is no real

(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	likelihood of significant cumulative considerations having regard to other existing and/or permitted projects in the adjoining area. I am satisfied that there is no potential for significant effects on water quality, flora and fauna or any other environmental factor, or any requirement, therefore, for environmental impact assessment. Impacts on European sites can be addressed under Appropriate Assessment, which I have addressed in Section 8.0 of my report.
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: _____