



An
Bord
Pleanála

Inspector's Report ABP-321362-24

Development	Construction of house, garage, wastewater disposal system and all associated site works.
Location	Drumlargan, Summerhill, Co. Meath.
Planning Authority	Meath County Council
Planning Authority Reg. Ref.	2460751
Applicant(s)	Ronan Dunne
Type of Application	Permission
Planning Authority Decision	
Type of Appeal	Third Party
Appellant(s)	Michael Byrne
Date of Site Inspection	28 th March 2025
Inspector	Paul O'Brien

1.0 Site Location and Description

- 1.1. The subject site contains an irregular shaped parcel of land with a stated area of 0.328 hectares located to the west of a local road and to the east of the R158 Kilcock to Summerhill Road. The site is located in the townland of Drumlargan, Co. Meath, which is approximately 3.4km to the south of Summerhill and 5km to the north west of Kilcock, County Kildare. The site is undeveloped and was under grass on the day of the site visit. There is a detached house to the north and another to the south of the subject site. There is a raised bank and hedgerow along the boundaries, with access available from the north east corner.
- 1.2. As stated, the site is located to the west of a local road. It is evident that this road was the main road in the past but has been effectively by-passed by a new alignment to the west. Access to the R158 is available approximately 66m to the north and also a second access point is available approximately 380m to the south. From the site visit it was evident that the area is undergoing a transition with a number of new houses under construction/ recently completed in the immediate area, including on the lands adjacent to the south.

2.0 Proposed Development

- 2.1. The proposed development consists of:
- A two storey detached house providing for four bedrooms and a floor area of 264 sq m.
 - A detached garage to the north of the proposed house and with a stated floor area of 54 sq m.
 - A wastewater treatment system, upgraded site access, and all associated site works.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority decided to grant permission subject to conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The Planning Authority considered that the development complied with the Meath County Development Plan 2021 – 2027, and the design was compliant with the Meath Rural Design Guide. The proposal would provide for an infill house and would not give rise/ or extend ribbon development. There was no objection to the domestic garage and the revisions to the access were considered to be acceptable.

3.2.2. Other Technical Reports

- None.

3.2.3. Conditions

- The PA conditions are generally standard. Condition no 2. requires a written agreement under Section 47 of the Planning and Development Act 2000 as amended for an occupancy agreement for at least seven years to be put in place. Notification of first occupation to be made within two months of such occupation. This is a standard condition for a development of this nature.

3.3. Prescribed Bodies

Dublin Airport Authority: No comment to make other than to recommend consultation with the Irish Aviation Authority and AirNav Ireland. There was no specific condition provided in relation to this.

3.4. Third Party Observations

Three submission objecting to the proposed development were received and comments, in summary, were as follows:

- The proposed house will overlook neighbouring properties, and which would result in a loss of privacy, loss of views and a loss of natural light. In turn this would lead to a loss of property value.
- The proposed house would be in the eyeline of the front windows of an adjacent property.
- Removal of hedgerow would result in a loss of privacy.

- The difference in site levels would result in a loss of light.
- The proposed house would result in an increase in traffic along this road.
- Concern about the impact of construction activity and traffic on existing houses.
- The proposal would give rise to ribbon development along this road.
- Concern about the number of permitted septic tanks in the area.

4.0 Planning History

There are no recent, relevant applications on this site.

The Planning Authority referred to a number of applications in the area and I note these.

PA Ref. 2370 refers to a May 2023 decision to grant permission for a storey and a half dwelling, detached single storey domestic garage, new waste water disposal system, proposed domestic site entrance, along with all associated site development works on the land immediately to the south of the subject site. This house was nearing completion on the day of the site visit.

5.0 Policy Context

5.1. Development Plan

The subject is zoned RA – Rural Area in the Meath County Development Plan 2021 – 2027 with an objective, ‘To protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage.’

As per Map 9.1, the site is located within a ‘Rural Area under Strong Urban Influence’.

Residential development is listed in the ‘Permitted Uses’ category ‘Subject to compliance with the Rural Settlement Strategy’. This is provided in Section 9.2 of Chapter 9 of the Development Plan. I note the following Policies:

RUR DEV SP 1: ‘To adopt a tailored approach to rural housing within County Meath as a whole, distinguishing between rural generated housing and urban generated

housing in rural areas recognising the characteristics of the individual rural area types.'

RUR DEV SP 2: 'To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria...'

The following refer to 'Area 1 – Rural Areas under Strong Urban Influence':

RD POL 1: 'To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria.'

RD POL 2: 'To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan.'

RD POL 3: 'To protect areas falling within the environs of urban centres in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of these urban centres.'

Section 9.4 provides the demonstrable criteria for 'Persons who are an Intrinsic Part of the Rural Community'. I note the following under Section 9.4:

'The Planning Authority recognises the interest of persons local to or linked to a rural area, who are not engaged in significant agricultural or rural resource related occupation, to live in rural areas. For the purposes of this policy section, persons local to an area are considered to include:

- Persons who have spent substantial periods of their lives, living in rural areas as members of the established rural community for a period in excess of five years and who do not possess a dwelling or who have not possessed a dwelling in the past in which they have resided or who possess a dwelling in which they do not currently reside;'

Section 9.5.2 refers to 'Ribbon Development' and Section 9.5.2 refers to 'Occupancy Conditions'.

RD POL 9 states: 'To require all applications for rural houses to comply with the 'Meath Rural House Design Guide'.'

Chapter 11 – ‘Development Management Standards and Land Use Zoning Objectives’ is also noted as relevant to this proposal.

5.2. **National Guidance**

Sustainable Rural Housing - Guidelines for Planning Authorities (DoEHLG, 2005).

National Planning Framework – Project Ireland 2040 recognises the importance of rural Ireland.

National Policy Objective 19 is relevant to this development:

‘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’.

5.3. **Natural Heritage Designations**

- The Royal Canal (site code 002103) pNHA is approximately 3.4 km to the south of the subject site.
- The nearest European Site is the River Boyne and River Blackwater SAC (Site Code 002299) which is approximately 10km to the north west of the subject site.

5.4. **EIA Screening**

See Form 1 – Appendix A. The proposed development is of a Class under Schedule 5 and below threshold. Having regard to the nature, scale and location of the proposed development and the criteria set out in Schedule 7 of the Regulations, I have conducted a preliminary examination that there is no real likelihood of

significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

6.0 The Appeal

6.1. Grounds of Appeal

A single third party appeal has been received and the following points, in summary, are made:

- The site is located in a rural area under strong urban influence and the applicant has not demonstrated compliance with the local need requirements. No economic need has been identified, they have no direct connection to the site or landowners, and they currently live over 1km from this site, in a different townland.
- The site is part of the landholding of an existing house. To permit this development, it would result in a revised site area of the adjoining house and would not be sufficient to accommodate existing/ proposed waste water treatment plants with a potential for public health issues.
- The proposed development would give rise to ribbon development in this area.
- The development would give rise to the loss of existing hedgerow which is contrary to Policy RD POL9 of the Meath County Development Plan 2021 – 2027.
- Considers that the proposed applicant is invalid due to incorrect site location details provided on the application form, including Eircode and grid reference points.

6.2. Applicant Response

- None received.

6.3. Planning Authority Response

- All matters were considered in the original planning report and requests that the decision to grant permission be upheld.

7.0 **Assessment**

7.1. The main issues that arise for assessment in relation to this appeal can be addressed under the following headings:

- Nature of the Development
- Rural Housing Policy
- Design and Impact on the Character of the Area
- Impact on Residential Amenity
- Wastewater Treatment and Water Supply
- Access and Transportation
- Other Issues

7.2. **Nature of the Development**

7.2.1. The proposed development consists of a detached two storey house, a detached garage, wastewater treatment system and all associated works including a revised entrance onto the public roadway, at a site in Drumlargan, Co. Meath. The site is located on lands zoned RA – Rural and is within an area under urban influence.

7.3. **Rural Housing Policy**

7.3.1. The development of housing on RA zoned lands requires the applicant to demonstrate compliance with the rural settlement strategy as per Chapter 9 of the Meath County Development Plan 2021 – 2027. The applicant has submitted details in support of their application, and in each case, they gave their address as Gallow House, Rathmoylan, Co. Meath. This address is approximately 2.4km to the south west of the subject site. I note the following documents/ information submitted by the applicant:

- Primary school, at Scoil uí Riada, Kilcock, was attended from September 2001 to June 2009, a period of 8 years.
- Bank details over a period indicating residency between 2012 and 2021, a period of 10 years.
- Tax details provided over a period between 2013 and 2022, a period of 10 years.

Other details include membership/ player of Kilcock Celtic FC between 2005 to present, membership of Kilcock Golf Club between 2020 and present, and copies of utility bills.

- 7.3.2. The applicant has applied for a house in this location on the basis of having lived in the area for a period in excess of five years. Section 9.4 of the Meath County Development Plan 2021 – 2027 outlines criteria for a house in a rural location, and in summary an applicant must have lived in a rural area for in excess of five years. I am satisfied that they have demonstrated that they are from a rural area and have lived there for a period in excess of five years. The submitted information clearly demonstrates that they have lived in Rathmoylan for over ten years, and they state in their supporting documentation that they have lived there all their life.
- 7.3.3. The appeal refers to the fact that the applicant is not from this location and has not demonstrated compliance with the local needs' requirements. I am satisfied that the applicant has adequately demonstrated their compliance with development plan requirements and the appellant may not have considered all potential criteria listed.

7.4. Design and Impact on the Character of the Area

- 7.4.1. The applicant has proposed a two storey detached house on this site. The design as references to the type of house that is found in the rural areas of Co. Meath, with a relatively simple front/ east elevation. A modest projecting porch with fanlight over the front door provides for a distinctive entrance to the house. The house is relatively large in terms of floor area at 264 sq m but the design is appropriate to the site and the use of single projecting wing to the rear reduces the potential for a overly bulky design when viewed from adjoining roads. The front elevation aligns with the existing houses to the north and south. The proposed garage is acceptable and provides for a form of screening between the existing house to the north and the rear garden of the subject house.
- 7.4.2. An issue raised in the appeal was that of ribbon development. I am satisfied that the proposed development does not give rise to ribbon development on this road. Considering that the main road/ R158 has bypassed the existing houses in Drumlorgan, the issue of ribbon development does not arise here having regard to the character of the area. The proposed house could be considered an infill development in accordance with Section 9.5.2 of the Meath County Development Plan. The proposal is one that should be promoted to reduce ribbon development as it encourages infill on a road that effectively operates as a cul-de-sac and where development can be controlled without impacting on the main public road.

7.5. Impact on Residential Amenity

- 7.5.1. The proposed house provides for adequate room sizes and floor area and is provided with more than adequate private amenity space. Off-road car parking is clearly available through the garage and driveway areas.
- 7.5.2. Adequate separation distances are provided between the proposed and existing houses. A separation of 30m is indicated to the north of the proposed house and the existing unit to the north. A separation of 10.9m is indicated between the southern elevation and the house on the lands to the south. The window at first floor level nearest to the southern boundary serves a bathroom and can be expected to be fitted with obscured glazing. I am satisfied that issues of overlooking leading to a loss of privacy will not adversely impact on residential amenity and issues of overshadowing leading to daylight loss do not arise considering the position of the proposed house/ garage on site.

7.6. Wastewater Treatment and Water Supply

- 7.6.1. A site assessment report, dated July 2024, was submitted in support of the application. Trial hole tests were undertaken on the 23rd of July 2024. It is proposed to install a pumped polishing filter wastewater treatment system and infiltration area which has adequate capacity for 6 persons. The treatment system is located to the west of the proposed house. Table 6.2 of the 'EPA Code of Practice for Domestic Waste Water Treatment Systems (2021) sets out minimum separation distances and the proposed development is compliant with this.
- 7.6.2. The site is located in an area identified with an "Low" vulnerability classification on the GSI Groundwater maps and is located within area defined "Poor" Aquifer category, representing a Groundwater Protection Response of R1 under the EPA Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (2009) (Annex B2).
- 7.6.3. The trial hole had a depth of 1.7 m and the assessment submitted by the applicant indicates that the water table was reached at 1.7 m. The submitted site characterisation records a T-test value (Standard Method) of 30.31 min providing for moderate percolation. All required separation distances to houses, structures and boundaries are/ can be complied with. A standard septic was considered for this

development but due to site area restrictions, a mechanical aeration system with discharge to ground was considered appropriate.

- 7.6.4. I note the submitted details, and I have no objection to the proposed wastewater treatment system to be used here. The proposed mechanical aeration system which is certified to EN 12566 Part 3 is to be put in place and a soil polishing filter to also be put in place. The development is compliant with the EPA 2021 Code of Practice and whilst I note the comments made in the appeal, the potential for non-compliance with requirements is not a matter for the appeal process to consider as this is speculative.

7.7. Access and Transportation

- 7.7.1. Access to the site is via an upgraded existing entrance onto the local road to the east of the subject lands. I have no objection to the proposed access arrangement and the nature of the development and character of the area will ensure that no traffic congestion or safety issues arise. The site is located in a low speed environment off the main public road and good sightlines are available here.

7.8. Other Issues

- 7.8.1. I note the concern about the loss of hedgerows. There are no protected treelines or hedgerows on site and the hedgerow to the front/ eastern side would be of a low ecological value. The site plan indicates that a 'new native planting' would be provided here and which I consider to be appropriate.
- 7.8.2. The appeal raised a number of procedural issues about the submitted application. The Planning Authority considered the application to be valid and this is not an issue for the Board to adjudicate. I am satisfied that the incorrect Eircode and Grid Reference details did not prevent the appellant from locating this site and making their subsequent appeal.

8.0 AA Screening

- 8.1. I have considered the subject development, which comprises the construction of a new dwelling in light of the requirements S177U of the Planning and Development Act 2000 (as amended). The subject development is located in a rural area approximately 10km to the south east of the River Boyne and River Blackwater SAC

(Site Code 002299). The subject development comprises a single dwelling and has no hydrological or other connection to any European site.

8.2. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment as there is no conceivable risk to any European site. The reason for this conclusion is as follows:

- The scale and nature of the development;
- The distance to the nearest European site and the lack of connections; and,
- Taking into account the screening determination of the Planning Authority.

8.3. 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 a retrospective Appropriate Assessment (Stage 2) under Section 177V of the Planning and Development Act 2000 (as amended) is not required.

9.0 Recommendation

I recommend that planning permission should be granted, subject to conditions, as set out below, for the following reasons and considerations.

10.0 Reasons and Considerations

Having regard to the 'RA' 'Rural' zoning which applies to the subject lands under the Meath County Development Plan 2021 - 2027, under which residential development is acceptable subject to compliance with the requirements of the plan, the applicant has adequately demonstrated that they comply with the criteria outlined under Section 9.4 of the development plan. They are a member of the rural community for a period in excess of five years with documentary evidence provided. The proposed house is considered to be visually acceptable, will provide a good quality of residential amenity whilst ensuring that existing residential amenity is protected. A suitable waste water treatment system is proposed, and which will ensure that existing properties are not impacted. No traffic or environmental issues of concern arise from the proposed development.

Therefore, subject to the conditions set out below the proposed development would be an appropriate form of development on this infill site, would align with the policies and objectives of the Meath County Development Plan and National Planning Guidance, would not seriously injure the visual amenities of the area, by reasons of design, height and form, would not seriously injure the amenities of the adjoining residential property in the vicinity by reason of site works, overshadowing or overbearing, and would be acceptable in terms of traffic and pedestrian safety. 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 to the local authority on the 17th 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. (a) The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by the applicant, members of the applicant's immediate family or their heirs, and shall remain so occupied for a period of at least seven years thereafter unless consent is granted by the Planning Authority for its occupation by other persons who belong to the same category of housing need as the applicant. Prior to commencement of development, the applicant shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act, 2000 to this effect.

(b) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the planning authority a written statement of confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation.

This condition shall not affect the sale of the dwelling by a mortgagee in possession or the occupation of the dwelling by any person deriving title from such a sale.

Reason: To ensure that the proposed house is used to meet the applicant's stated housing needs and that development in this rural area is appropriately restricted in the interest of the proper planning and sustainable development of the area.

3. Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. In this regard, the roof colour shall be blue-black, black, and the external walls shall comprise smooth render finish in white/off-white colour.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

4. The proposed garage shall not be used for human habitation or for the keeping of livestock, poultry, pigs, horses or ponies and shall not be used for any purpose other than a purpose incidental to the enjoyment of the house. The finishing of the garage shall match that of the dwelling house.

Reason: In the interest of clarity and in the interest of the proper planning and sustainable development of the area.

5. The following requirements shall be adhered to in full:

- i) The vehicular access, serving the proposed development, shall comply with the requirements of the Planning Authority for such road works.
- iii) Any gate to be installed shall be inwards opening only and shall not open out onto the public road.

Reason: In the interest of traffic and pedestrian safety.

6. Prior to commencement of development, details of the proposed boundary treatments to all shared site boundaries shall be submitted to, and agreed in writing with the planning authority and shall comply with the requirements of the Planning Authority for such works.

Reason: In the interest of visual and residential amenity.

7. Site development and building works shall be carried out only between the hours of 0700 and 1800 Mondays to Fridays inclusive, between 0800 to 1300 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 amenities of properties in the vicinity.

8. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

9. (a) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 17th of September 2024, and in accordance with the requirements of the document entitled 'EPA Code of Practice for Domestic Waste Water Treatment Systems (2021). Arrangements in relation to the ongoing maintenance of the system shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.

(b) Within three months of the first occupation of the dwelling, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner in accordance with the standards set out in the EPA document.

Reason: In the interest of public health.

10. Prior to the commencement of development, the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

11. Surface water from the site shall not be permitted to drain onto the adjoining public road.

Reason: In the interest of traffic safety.

12. 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.

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

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

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.

Paul O'Brien
Inspectorate

4th April 2025

Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	ABP-321362-24		
Proposed Development Summary	Permission to construct a two storey house, garage, revised site entrance, wastewater treatment system and all associated site works.		
Development Address	Drumlargan, Summerhill, Co. Meath		
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	√
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	Tick/or leave blank		Proceed to Q3.
No	Tick or leave blank	√	Tick if relevant. No further action required
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			EIA Mandatory EIAR required
No	√	Class 10, (b), (i) (threshold is 500 dwelling units)	Proceed to Q4

4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	√	Threshold is 500 units, the proposal is only for one unit.	Preliminary examination required (Form 2)

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

Inspector: _____ Date: _____

Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	ABP-321362-24
Proposed Development Summary	Permission to construct a two storey house, garage, revised site entrance, wastewater treatment system and all associated site works.
Development Address	Drumlargan, Summerhill, Co. Meath
<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 proposal comprises a single development of 1 no. house in a rural area. The size of the house would not be described as exceptional in the context of the existing environment.</p> <p>The proposal will not give rise to the production of significant waste, emissions or pollutants. By virtue of its development type, it does not pose a risk of major accident and/or disaster, or is vulnerable to climate change.</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</p>	<p>The proposed development is situated in a rural area. The proposed development is removed from sensitive natural habitats, centres of population and sites of</p>

zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	historic/cultural/archaeological importance.	
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 limited nature and scale of the proposed development (i.e. a single one-off dwelling), its location removed from sensitive habitats/features, the likely limited magnitude and spatial extent of effects, and the 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	Yes
There is no real likelihood of significant effects on the environment.	EIA is not required.	

Inspector:

Date: