



An
Coimisiún
Pleanála

Inspector's Report ABP-321385-24

Development	Construction of house with garage and all associated site works.
Location	Coill Uachtair, Kilrogther, Co. Galway
Planning Authority	Galway County Council
Planning Authority Reg. Ref.	2461236
Applicant(s)	Aoife O'Toole.
Type of Application	Permission
Planning Authority Decision	Reuse Permission
Type of Appeal	First Party
Appellant(s)	Aoife O Toole.
Observer(s)	Gerry Corcoran
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, 0.247ha, is located in a rural area within the townland of Kilrogther on Monument Road, north of Galway City. Monument Road is accessed from the N84 in close proximity to the city. I noted from my inspection both sides of the local road support a high concentration of linear development.
- 1.2. The site has a southern configuration. It is positioned along a bend in the local road. There are two existing dwellings flanking the western and eastern site boundaries.
- 1.3. The speed limit on the road is 50kmph, and the site is off a chicane corner. There is a timber post and rail fence along the roadside boundary, with a metal gate providing access to the site at the western extremity of the roadside boundary.
- 1.4. The site has a light dome shape rising from the southern boundary, then falling away towards the rear (northern) boundary.
- 1.5. It would appear to have good drainage. It has an open boundary to the rear.

2.0 Proposed Development

- 2.1. The proposed dwelling is 180sqm. And is a dormer bungalow with a detached garage, and a sewage treatment system.
- 2.2. The applicant is a daughter of the landowner, who owns the adjoining dwelling to the west, and the subject site only.

3.0 Planning Authority Decision

3.1. Decision

Galway Co. Co. decided to refuse planning permission for the proposed development for two reasons:

1. Based on the information submitted and the plans and particulars received and having regard to the horizontal and vertical alignment of the local public road, L-6207 within the vicinity of proposed development, the proposed site

entrance is deemed unsatisfactory owing to the restricted sight distances in relation to vehicles exiting and entering the subject site, in particular from an eastern direction. It is considered that additional remedial works required to provide visibility sightlines from the entrance of the subject site, would constitute significant roadside boundary intervention due to the proposed vehicular arrangement being positioned in close proximity to the inside radius of the local road curve. The applicant has therefore not satisfactorily demonstrated that the proposed site entrance on the public road has sufficient sightlines owing to restricted right hand turning movements in accordance with the requirements of DM Standard 28 of the Galway County Development Plan 2022- 2028. In this regard, it is considered that turning movements generated by the proposed development from the site would interfere with the safety and free flow of traffic on the public road and would endanger public safety by reason of traffic hazard, or obstruction of road users, or otherwise, and therefore would be contrary to the proper planning and sustainable development of the area.

2. In the absence of any documentary evidence from the local group water scheme or public water supplier, it is considered that the development if permitted as proposed would pose a serious risk to the public health of persons occupying the proposed dwelling house, would be contrary to Policy Objective WS4 and DM Standards 36 and 37 of the Galway County Development Plan, 2022-2028 and would be contrary to the proper planning and sustainable development of the area

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The subject site is located in the urban landscape area, in an Urban Environs Landscape Sensitivity, inside the MASP and GCTPS Area, where housing need is required to be established by the applicant. In this regard, the applicant is required to demonstrate compliance with the relevant policies and objectives in the Galway County Development Plan 2022-2028 with regard to

rural housing, which include Policy Objective RH 1 – Rural Housing Zone 1 (Rural Metropolitan Area).

- The applicant has submitted documentation indicating her long-standing intrinsic links to the area and demonstrated that she has lived a substantial continuous part of her life in the area. The applicant has demonstrated that she has lived in the area for a continuous seven years or more and is deemed to be a longstanding resident of the area, substantiating her housing need, as per the requirements of Policy Objective RH 1 of the Galway County Development Plan 2022-2028.
- Lands under the control of the applicant to the east have not been outlined in blue as required under Article 22 (2)(b) (ii) of the Planning and Development Regulations, 2001 (as amended) on any site location map. It is therefore considered that the proposed development would interfere with the safety and free flow of traffic and endanger public safety by reason of traffic hazard, obstruction of road users or otherwise and therefore would be contrary to the proper planning and sustainable development of the area.
- The subject site is located in an area of Extreme Vulnerability and within a Regionally Important aquifer. A Site Suitability Report and a Site Characterisation Form (SCF) have been submitted with the application for the proposed dwelling.
- The applicant proposes a water supply via a new connection to the Carnmore-Kiltullagh Group Water Scheme, as per the application form – no letter from said scheme has been included with the application to confirm a suitable water supply is available to serve the residential development, contrary to DM Standard 37 of the County Development Plan 2022-2028.
- Having regard to the above assessment, the planning history on site and the serious concerns regarding the local road alignment at this position and in the absence of confirmation of any suitable water supply available to serve the development, the Planning Authority considers that, if permitted as proposed, the development would interfere with the safety and free flow of traffic on the public road and would endanger public safety by reason of traffic hazard, obstruction of road users, or otherwise, would pose a serious risk to the public

health and therefore would be contrary to the proper planning and sustainable development of the area, and in this regard a refusal is recommended.

- • The site is located in the Gaeltacht.
- • The site is located in the GCTPS • The site is located in the MASP
- • The site is located in an Urban Landscape Sensitivity
- • Policy Objective RH 1 applies.
- A Refusal is recommended.

3.2.2. ***Other Technical Reports***

Roads Report

Based on the information submitted and the plans and particulars received, and having regard to the horizontal and vertical alignment of the local public road, L-6207 within the vicinity of proposed development, the proposed site entrance is deemed unsatisfactory owing to the restricted sight distances in relation to vehicles exiting and entering the subject site, in particular from an eastern direction. It is considered that additional remedial works required to provide visibility sightlines from the entrance of the subject site, would constitute significant roadside boundary intervention due to the proposed vehicular arrangement being positioned in close proximity to the inside radius of the local road curve. The applicant has therefore not satisfactorily demonstrated that the proposed site entrance on the public road has sufficient sightlines owing to restricted right hand turning movements in accordance with the requirements of DM Standard 28 of the Galway County Development Plan 2022- 2028. In this regard, it is considered that turning movements generated by the proposed development from the site would interfere with the safety and free flow of traffic on the public road and would endanger public safety by reason of traffic hazard, or obstruction of road users, or otherwise, and therefore would be contrary to the proper planning and sustainable development of the area.

3.3. **Third Party Observations**

There were no third-party submissions.

4.0 Planning History

4.1 Planning Reference : 18/80 (ABP 301453) –

A refusal of permission to Mr. John Carney on the subject site to erect a dwelling, garage and all associated services. Gross floor space of proposed works (house) 200 sqm, (garage) 32 sqm. The Board upheld the planning authority's decision to refuse planning permission for a dwelling on the subject site subject to 3No. reasons:

1. Taken in conjunction with the existing development in the area, it is considered that the proposed development would extend and consolidate the demand for existing unsustainable, urban generated residential development on a substandard local road network lacking services and facilities and would lead to demands for the uneconomic provision of such services and facilities and demand for unsustainable transport. The proposed development would set undesirable precedent for further similar development and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site on the outskirts of Galway city in an area designated in the Rural Housing Policy within the Galway County Development Plan 2015 to 2021 as an area "under strong urban pressure" as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and where housing is restricted to persons demonstrating local need in accordance with the current Development Plan, it is considered that the applicant does not come within the scope of the housing need criteria, as set out in the Guidelines or the Development Plan, for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, materially contravene Rural Housing Policy development objective RHO 1 of the Galway County Development Plan 2015 to 2021, would set

undesirable precedent for further similar development and, would be contrary to the proper planning and sustainable development of the area

3. The Board is not satisfied based on the information submitted with the application and the appeal that the applicant has sufficient legal interest to enable him to provide for adequate sightlines in each direction along the public road from the proposed entrance. The additional traffic generation by the proposed development and associated turning movements on the substandard local road network and substandard junctions with the N84 where no public footpaths exist and where sightlines would be seriously deficient would result in obstruction of the safe and free movement of pedestrians and vehicular traffic. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

4.2 Planning Reference: 16/1458 –

A refusal of permission to construct a serviced dwelling house and domestic garage. (Gross floor space of proposed works: 250 sqm. (House) 32 sqm. garage)

5.0 Policy Context

5.1. Development Plan

The Galway County Development Plan 2022-2028 is the current development plan governing the area.

The following are considered relevant in this case:

Chapter 4 Rural Living and Development Section

Rural Housing Zone 1 Rural Metropolitan Area as per Map 4.1 and Map 4.2

It is policy objective to facilitate rural housing in this Rural Metropolitan Area subject to the following criteria:

Those applicants with long standing demonstrable economic and/or social Rural Links* or Need to the area through existing and immediate family ties, seeking to develop their first home on the existing family holdings or lands.

OR

Applicants who have long standing demonstrable economic and/or social Rural Links or Need* to the area, i.e., who have grown up in the area, schooled in the area or who have spent a substantial, continuous part of their lives in the area and/or have or have had, immediate family connections in the area e.g., son or daughter of longstanding residents of the area seeking to develop their first home within the Rural Metropolitan Area.

Applicants will be requested to establish a substantiated Rural Housing Need* and only this category of persons will be allowed to construct a dwelling on a greenfield site in these areas. To have lived in the area for a continuous seven years or more is to be recognised as a substantial, continuous part of life and also as the minimum period required to be deemed longstanding residents of the area

RH 9 Design Guidelines

Design Guidelines for the Single Rural House (Galway County Council) Specific Planning Policy:

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

In general, where the capacity, width, surface condition or alignment of the road is deemed inadequate, development will not be favoured.

5.2. Natural Heritage Designations

The development site is located within the Zone of Influence of the following Natura 2000 designations:

- Lough Corrib SAC
- Galway Bay Complex SAC
- Ross Lake and Woods SAC

- Connemara Bog Complex SAC
- Gortnandarragh Limestone Pavement SAC
- Lough Corrib SPA
- Inner Galway Bay SPA

5.3. EIA Screening

- 5.3.1 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

There were two reasons for refusal and the applicant has addressed each reason on appeal.

6.1.1 *Reason No. 1*

- There was a 'Safe Sightline Analysis and Traffic Report' submitted, which was ignored in the planning authority's assessment of the case.
- The report stated Monument Road is 4.0-4.5m in width accommodating grass verges and laybys associated with dwellings. There is no centreline markings.
- The site is located along a stretch of road where the speed limit is 50kmph on a chicané corner. This reduces speeds of the oncoming traffic to 40kmph.
- The braking distance of a vehicle at that speed on dry road conditions is 26m and for wet it is 30m.
- There are appropriate sightlines at the proposed entrance for a maximum speed limit of 40kmph. The risk of a collision entering/exiting the site is very low to non-existent.

- Table 4.2 reduced SSD standards for applications within cities, towns and villages DMURS. From the west there is an achievable sightline of 70metres. There is an achievable sightline of 40m to the east. According to DMURS a sightlines of 33m at a speed of 40kmph is acceptable, as per Drawing 24/596-03.
- It is proposed to construct a lay-by the full width of the proposed site which would enhance the safety of that section of the roadway in providing additional width to the carriageway to enable safe passing movements.
- As such turning movements generated by the proposed development from the site would not interfere with the safety and free flow of traffic on the public road and would not endanger public safety by reason of a traffic hazard or obstruction to road users or otherwise.

6.1.2 **Reason No. 2**

- The water supply to serve the development will be from Uisce Eireann public supply. There is a connection from the site to the mains which is adjacent to the site. An application for a connection feasibility has been applied for.

6.2. **Planning Authority Response**

There was no further response from the planning authority on appeal.

6.3. **Observations**

- Mr. Gerry Corcoran is the owner of the abutting site/ dwelling to the east of the site. Reference is made to Drawing No. 24/596-03 for the layout of achievable sightlines.
- In order to achieve the stated 40m sightline an encroachment of 7-9m into Mr. Corcoran's property is involved. Sightlines are shaded blue on the drawing as lodged as part of the planning application.
- The fence and vegetation referred to in the drawings belong to Mr. Corcoran.
- There has been no consent given in respect of his property in respect of the sightline indicated in the drawing.

7.0 Assessment

7.1. I visited the subject site and considered the content of the appeal file.

I intend examining this appeal under the following headings:

- Compliance with Rural Housing Policy
- House Design and Impact on the landscape
- Sewage treatment and disposal
- Access/ Traffic Safety
- Other Matters

7.2 Compliance with Rural Housing Policy

7.2.1 According to the Galway County Development Plan 2022 -2028, the subject site is located in a Zone 1 Rural Metropolitan Area area as per Map 4.1 and Map 4.2

It is policy objective to facilitate rural housing in this rural area under strong urban pressure subject to the following, relevant to this case, criteria:

1(a) Those applicants with long standing demonstrable economic and/or social Rural Links or Need to the area through existing and immediate family ties seeking to develop their first home on the existing family farm holding. Consideration shall be given to special circumstances where a landowner has no immediate family and wishes to accommodate a niece or nephew on family lands. Documentary evidence shall be submitted to the Planning Authority to justify the proposed development and will be assessed on a case by case basis.*

(Also refer to Section 5 of this Report for relevant development plan policies.

7.2.2 According to the appeal file, the applicant, Ms Aoife O'Toole, grew up in the area, and her family home is on the adjoining residential curtilage to the west of the subject site. Her parents are elderly now, and she wishes to reside beside them so that she can care for them and they can help with childminding. The applicant is employed at University College Galway, and her family are part of the local community and the local GAA club.

7.2.3 The planning authority were satisfied that the applicant had demonstrated intrinsic links to the area and that she complies with Policy Objective RH 1. I would agree with this determination. However, given the extraordinary concentration of linear housing along Monument Road, in my opinion, the rural housing policy that recognises all immediate family members of the existing houses in the area can comply with the rural housing policy, is very relaxed given the unsustainable issues arising from high density haphazard housing in rural areas. However, this is the adopted policy of the Council, and in this instance the applicant complies with the relevant Rural Housing Policy.

7.3 House Design and Impact on the Landscape

7.3.1 The subject site is located on the northern side of the public road along a chicane in the road. On two site boundaries there are existing dwellings, to the east and west of the subject dwelling. The applicant's family home is immediately to the west, and the subject site is a portion of land owned by the applicant's father. The family do not appear to own any other land in the area.

7.3.2 The site is domed shaped, rising from the roadside boundary to the centre of the site, then falling away towards the rear boundary of the site. As stated, the receiving rural environment, has a remarkably high concentration of linear developments in the general vicinity of the site served by individual vehicular entrances and sewage treatment systems. The proposed site is an infill site, consolidating ribbon development along the road in a haphazard fashion. In my opinion, to grant more housing in the area will militate against scant existing rural environment. It noted on site inspection, certain stretches of the local road appear to look more suburban than rural, and I am concerned the general area does not have the capacity to absorb further development, taking into account the extent of ribbon development in the area and the degree of existing haphazard or piecemeal development in the area.

7.3.3 The proposed dwelling is a modest dormer dwelling positioned centrally on the site with a detached garage to the rear. According to Policy RH9 the Design Guidelines for Single Rural Houses should be complied with. The front roadside boundary has been removed and replaced by a post and rail timber fence, setback into the site, with the future road line obvious. The roadside boundary in its current condition is

unsightly and harsh in appearance. It is proposed to retain the fence in order to provide sightlines which is discussed in more detail later in the report.

- 7.3.4 Given the level of linear developments adjacent to the site, I consider the proposed development will reinforce further ribbon development along Monument Road. The proximity of Kilroghtar to the immediate environs and close commuting catchment of Galway city, is evident. The proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities.

7.4 Sewage Treatment and Disposal

- 7.4.1 The Site Suitability report submitted with the planning application, indicates the underlying soil is limestone. The underlying aquifer is of regional importance and is considered to be extremely vulnerable. There is a Group Scheme providing water to the area. However, on appeal, the applicant confirm Uisce Eireann is responsible for providing public water to the area. The overall site is free draining with no evidence of poor percolation capabilities. The site falls from south to north where the proposed effluent treatment system is to be positioned. It is proposed to install a secondary treatment system with a large percolation area in accordance with the EPA 2021 Code of practice.

- 7.4.2 In my opinion, the immediate area where the site is located, represents a high density of existing sewage treatment systems within a small geographical area on a sloping topography alongside agricultural developments within a groundwater aquifer that has extreme vulnerability. In my opinion, the proposal represents an unsustainable form of rural development and should be refused for consolidating further haphazard housing in a rural area, which has little capacity to absorb further development.

7.5 Traffic

- 7.5.1 The planning authority's first reason for refusal and main concern with the proposed development relates to the proposed entrance being deemed unsatisfactory due to restricted sightlines, and the remedial works required to provide adequate visibility sightlines.. The local road has a speed limit of 50kmph. The applicant has submitted on appeal that the chicane corner fronting the site acts as a traffic control measure, by reducing the speed of on-coming traffic. It is submitted any vehicle

approaching the chicane, must reduce speed significantly to safely proceed around the 90-degree bend. It is indicated by the applicant's submission that the braking distance of a vehicle at 40kmph is 26m in dry conditions and for wet conditions it is 30m. Therefore, the risk entering and leaving the site is very low to non-existent. Given the speed will be 40kmph the proposed sightlines are considered to be adequate by the applicant.

7.5.2 The proposed entrance is located at the western extremity of the roadside boundary of the site. I examined the sight line at the entrance and it is severely restricted in an easternly direction, despite the fact the roadside boundary has been the subject of significant remedial works. The curvature of the road on approach from the east, creates a blind spot for oncoming traffic, due to both the vertical and horizontal alignment of the road. The bend in the road is positioned on a higher ground level than the subject entrance and the road approaching from the east. There are three serious issues associated with the proposed entrance:

(i) The sightline to the east is inadequate. The applicant's argument that the chicane will slow the approaching traffic to 40kmph, carries no technical merit. The speed limit of the public road serving the site is 50kmph. According to the Development Management Standards of the Galway County Development Plan 2022-2028, **DM 28**, a sightline of 70metres in both directions is the minimum requirement. I note the Roads and Transportation report on the planning file recommended a refusal because the turning movements generated by the proposed development would interfere with the safety and free flow of traffic along the road. A sightline of 70metre cannot be achieved to the east notwithstanding the considerable setback of the roadside boundary to create a visibility splay.

(ii) I inspected the public road on the approach from the east and drove the approach at 40kmph as suggested by the appeal submission. The bend of road is too severe and too close to the entrance of the site to enable adequate stoppage time, particularly when there is an upward slope in the road on approach from the east impeding visibility. The proposed vehicular arrangement is positioned too close in proximity to the inside radius of the local road curve. The traffic turning movements into and out of the site would create a traffic hazard due to the limited visibility and stoppage distance on approach from the east. In addition, there is no road verge, and the road fronting the site is narrow, which varies in width from 4.0-4.5metres.

(iii) The site layout drawing indicates an encroachment onto the third-party property to the east of the subject site. There has been no consent given to the applicant to carry out these works on third party property.

7.5.3 I am recommending the Commission uphold the planning authority's decision to refuse the proposed development for reasons associated with the proposed entrance, because in my opinion, it is a dangerous entrance, and the remedial works required would be significant to address the horizontal and vertical alignment issues associated with Monument Road to the east of the proposed site entrance.

7.6 Other Matters

7.6.1 The planning authority's second reason for refusal stated there was no documentary evidence of the proposed water supply to service the development. The applicant has not supplied any additional information to counteract the reason for refusal on appeal. However it is submitted the water supply for the development is from Uisce Eireann and not a group water scheme as presented by the applicant originally. This issue could have been addressed by way of further information.

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, dated 07/11/2024.

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 nearest European site area Lough Corrib SAC at 1.8km north of the site, and Galway Bay SAC 6.5km south of the site.

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.

I note that 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 north and south, 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.

9.0 Recommendation

I recommend the planning authority's decision to refuse planning permission for the development be upheld by the Commission.

Of note, I am recommending the Commission uphold the planning authority's reason for refusal on traffic grounds. I have included a third reason for refusal relating concerns regarding the high concentration of housing in this unserved rural area, and the impact of further haphazard piecemeal development which in this case intensifies further ribbon development along a substandard local road.

10.0 Reasons and Considerations

1. The proposed access to the development is located on a local road that is substandard in horizontal and vertical alignment in the vicinity of the subject site. The proposed development cannot provide adequate sightlines in a easterly in accordance with the technical standards set out in the Galway County Council Development Plan 2022-2028, and therefore, the proposed would endanger public safety by reason of a traffic hazard.

2. Having regard to speed limit of 50kmph along the local road, the location of the proposed entrance in close proximity to the inside radius of the local road curve, it is considered traffic turning movements into and out of the site would create a traffic hazard due to the limited visibility and stoppage distance on approach to the proposed entrance from the east, therefore, the proposed would endanger public safety by reason of a traffic hazard.
3. Taken in conjunction with existing and permitted development in the area, the proposed development would give rise to an excessive density of residential development in a rural area lacking certain public services and community facilities and served by a poor road network. The proposed development would lead to the consolidation of further ribbon development along the local road and would result in a haphazard and unsustainable form of development, which would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

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

02/10/2025

Form 1 - EIA Pre-Screening

Case Reference	ACP 321385-24
Proposed Development Summary	Erection of dwelling house, garage, and installation of a swage treatment system
Development Address	Coill Uachtair, Kilroghter, 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	N/A

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	
☒ 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 ☐	
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____

Form 2 - EIA Preliminary Examination

Case Reference	
Proposed Development Summary	Erection of dwelling, garage and installation of sewage treatment works
Development Address	Coill Uachtair, Kilroghter, 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 percolation area, 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, however it has an extensive concentration of one off housing due to its proximity to the metropolitan area of Galway City. There is no real likelihood of significant effect on other significant environmental sensitivities in the area
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration,	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 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

cumulative effects and opportunities for mitigation).	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.
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	
There is a real likelihood of significant effects on the environment.	

Inspector: _____ Date: _____