



An  
Bord  
Pleanála

## Inspector's Report

**ABP-321446-24**

<b>Development</b>	Construction of two storey dwelling and single storey garage with all associated site works.
<b>Location</b>	Beeverstown, Mullinahone, Thurles, Co. Tipperary.
<b>Planning Authority</b>	Tipperary County Council.
<b>Planning Authority Reg. Ref.</b>	2460830.
<b>Applicant(s)</b>	Paul and Tracy Cullen.
<b>Type of Application</b>	Permission.
<b>Planning Authority Decision</b>	Grant Permission.
<b>Type of Appeal</b>	Third Party
<b>Appellant(s)</b>	Bridget and Martin Duggan.
<b>Observer(s)</b>	None.
<b>Date of Site Inspection</b>	11 <sup>th</sup> March 2024.
<b>Inspector</b>	Kathy Tuck.

## **1.0 Site Location and Description**

- 1.1. The subject site, which has a stated area of c.0.607 hectares, is located in Beeverstown, Mullinahone, Thurles, Co. Tipperary. Mullinahone is situated approximately c. 33km to the south-east of Thurles.
- 1.2. The subject site is currently undeveloped and in agricultural use. The site is located at the end of a small residential development known as Glen Dara which comprises 7 no. detached dwellings. The boundaries with the properties to the north comprise of low lying hedging .

## **2.0 Proposed Development**

- 2.1. This is application seeking permission for the provision of a two-storey detached dwelling, a garage, new connection into the wastewater sewer and rainwater storm sewer and also, the Irish Water network /public water main, a multi-purpose play area with synthetic surface and fencing to the rear of the property, a site entrance, driveway, parking areas, footpaths, patio and hard landscaping area and all associated site works.
- 2.2. The proposed dwelling has a stated area of c.367.9sq.m and provides for 5 bedrooms at first floor. The dwelling is finished with a pitched roof profile with open pitch features being located along the front elevation. The maximum ridge level is indicated as being c.8.975m.
- 2.3. The proposed dwelling has been set c. 7.7m from the western boundary of the site, c.22m from the southern boundary of the site, and c.20m from the northern boundary of the site.
- 2.4. The proposed garage has been located to the east of the proposed dwelling and has a stated area of c.60sqm and is finished with a pitched roof profile with a maximum ridge level of c.6.35m.
- 2.5. The applicant has indicated within the statutory notices that the proposed development is being sought for the development of a serviced site, as per the requirements under the cluster housing guidelines.

### 3.0 Planning Authority Decision

#### 3.1. Decision

The Planning Authority issued a decision to grant permission on the 19<sup>th</sup> November 2024 subject to 13 no. conditions. Conditions of note are as follows:

##### *Condition no. 3*

The design of dwelling for the serviced site shall include the following design specifications:

- a) External walls shall have a smooth painted/pigmented plaster finish and/or locally sourced natural stone finish.
- b) Roof covering shall be slate or flat tile coloured blue/black.
- c) The dwellings shall not exceed 7.6 metres in height

Reason: In the interest of visual amenity

##### *Condition no. 13*

Financial Contribution – €9,413.15.

#### 3.2. Planning Authority Reports

##### 3.2.1. Planning Reports

The report of the Planning Authority notes the location of the site, details of the proposed development, a summary of submissions and reports received, the planning history of the site and sets out all the relevant planning policy.

The report recommends that permission be granted in line with the decision issued.

##### 3.2.2. Other Technical Reports

District Engineer – notes no objection subject to condition.

#### 3.3. Prescribed Bodies

None received.

### 3.4. Third Party Observations

The Planning Authority received 2 number observations relating to the proposed development. Concerns raised can be summarised as follows:

- Out of character with the area.
- Overlooking.
- Reduced privacy.
- Obstructive view of mountain.
- Negative impact on tourism.
- Complex wastewater treatment system – not clear how will it join the existing system.
- Public footpath was privately funded – not happy to have it interfered with.
- Not clear what reference to cluster housing means.
- How will privacy be maintained without fencing or planting.
- Concerns relating to water supply.
- Density is very low.
- Devaluation of property in the area.

### 4.0 Planning History

#### Subject site

PA Ref 06/928	Permission REFUSED to construct seven detached four bedroomed dwellings and four detached three bedroomed dwellings and all associated works, including, road, drainage and services and enter through existing housing development. The reason for refusal related to the site being located outside development boundary of settlement.
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#### Adjoining Lands

Pa Ref 02/1197	Outline permission GRANTED for six dwelling houses and all associated works.
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Pa Ref 04/1406	On foot of Outline Ref: 02/1197 Permission GRANTED for six dwelling houses and all associated works including entrance, road, drainage and services and connection to public sewer.
Pa Ref 06/1023	Retention Permission GRANTED for existing entrance and all associated site works.

## 5.0 Policy Context

### 5.1. Tipperary County Development Plan 2022-2028

#### 5.1.1. Volume 1 – Written Statement

Mullinahone is designated as a Service Centre within the Settlement Strategy of the Tipperary County Development Plan 2022.

Section 4.1 of the Plan notes that new development in towns and villages shall be proportionate to the scale and capacity of the receiving settlement in terms of size, use-type and design.

Table 5.1 - Residential Development in Rural Settlements of the Plan states with regard to Service Centres: *“These are villages of 400 or more persons. Lands are zoned for ‘New Residential’ and ‘Village Centre’ development. ‘Housing Clusters’ in line with the ‘Cluster Guidelines’ will be considered on lands zoned for residential and agricultural use on lands outside of, and directly adjoining rural settlement boundaries.”*

The following Policies are considered to be relevant:

#### Chapter 5 – Housing

Policy 5-6: Support and facilitate cluster housing developments and serviced sites in rural settlements, in line with land zoning provisions, and immediately adjacent to the boundary, where it is demonstrated to the satisfaction of the Council that the development is of a high quality and can link effectively with, and contribute positively to the village form. Proposals for cluster housing schemes will need to comply with Tipperary County Councils ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages, 2018’ (as may be amended).

Policy 5-14: Facilitate rural dwellings on lands zoned for 'Agricultural' use within the rural Service Centres, where the applicant meets an 'Economic Need' to reside in the area through full-time engagement in farming/agricultural activity and there is no availability of alternative sites to the applicant.

## Chapter 15 – Water and Energy Facilities

Policy 15-2

Policy 15-6

Policy 15-7

### 5.1.2. Volume 2 – Settlement Guide and Settlement Plan

The subject site is zoned as Agriculture. It is an objective to provide for agricultural needs and to protect and enhance the rural environment and setting of the settlement.

In the land use zoning matrix that accompanies the Plan, residential uses are open to consideration on agricultural lands.

In terms of Mullinahone specifically, the following policies are set out:

**SO1:** To seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.

**SO2:** To support and facilitate the provision of infrastructure for, and development of, cluster housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'.

**SO3:** To encourage and support the development of local facilities and services to meet the needs of the local community.

**SO6:** To facilitate the redevelopment of underused, vacant and derelict sites, buildings and outbuildings within the village for appropriate uses.

**SO7:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.

### 5.1.3. Volume 3 – Appendix 6 Development Management Standards.

Proposals for cluster housing schemes will be required to demonstrate compliance with the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages' (2018) set out in Appendix 3 of the Plan. The delivery of dwellings as serviced sites requires a three-step approach:

- i. Full planning permission must be sought for the site layout, accompanied by a design brief for individual houses, a landscaping brief for the entire site, and details of communal site development works i.e. masterplan
- ii. The communal site development infrastructure including footpaths, services, landscaping and lighting etc shall be:
  - a. provided before planning applications are submitted for individual houses.
  - b. Delivered prior to occupation of any unit in the scheme, where the scheme is delivered in one phase
  - c. delivered on an agreed phased basis as the development proceeds.
- iii. Individual site and house planning applications shall be made in conformance with the agreed design brief and after communal site development works are in place and/or agreed.

The following minimum standards apply to planning applications for serviced sites in addition to the General Residential Design Standards:

- a) The site shall be laid out with single shared access onto the public road and shared public open space.
  - b) The design brief shall identify house and boundary design standards including style, heights, layouts, materials and finishes and landscaping details of entire site.
- Public open space shall be capable of passive supervision.

## **5.2. Natural Heritage Designations**

The subject site is not located within or adjacent to any natura 2000 sites. The subject site is located c2.38km to the north-east and c.4.39km to the south of the Lower River Suir SAC (Site Code 002137).

## **6.0 EIA Screening**

The scale of the proposed development does not exceed the thresholds set out by the Planning and Development Regulations 2000 (as amended) in Schedule 5, Part 2(10), and I do not consider that any characteristics or locational aspects (Schedule 7) apply. I conclude that the need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required. Appendix 1 and Appendix 2 of my report refers.

## **7.0 The Appeal**

### **7.1. Grounds of Appeal**

A third-party appeal was received by An Bord Pleanála from the adjoining landowner to the north-east of the subject site. The grounds of the appeal can be summarised as follows:

1. Impacts during construction phase
  - a. Dirt and noise generation
  - b. Noise will impact children who have special needs.
  - c. Extensive ground works are required.
  - d. Construction traffic will disrupt existing vehicle movements.
  - e. Existing road serving the dwellings will have to be removed to allow for the provisions of new pipes.
2. Connection to services
  - a. A new connection may be detrimental to existing services.
  - b. 8 stipulations which need to be overcome – hard to see how they will be complied with.
  - c. Gravity inverters and pumps are required.
  - d. Excising system fails regular when electricity is cut.
  - e. Irish Water will not be involved.



- f. Proposal will negatively impact on existing services.

3. Principle of development

- a. Very extensive levels of development required to serve 1 no. dwelling.
- b. Unclear as to how the proposal relates to a cluster development when permission is being sought for 1 dwelling.
- c. Not in compliance with requirements for cluster development.

4. Impact on amenities

- a. Give rise to issues of overlooking – no boundary treatment proposed.
- b. Reduce current levels of privacy.
- c. Works will be detrimental to wellbeing of disabled children.

## 7.2. **Applicant Response**

A response from the applicant was received by An Bord Pleanála on the 9<sup>th</sup> January 2024. It is stated that the application submitted has been guided by all relevant regulations, stipulations, all planning guidelines, and all advice given at preapplication stage.

## 7.3. **Planning Authority Response**

None Received.

## 7.4. **Observations**

None Received.

## 8.0 **Assessment**

Having examined the application details and all other documentation on file, including the appeal, and having inspected the site and having regard to the relevant local policy guidance, I consider the main issues in relation to this appeal are as follows:

- Principle of development.
- Impact on residential amenities.

- Construction phase.
- Connection to services.
- Other Issues.

## 8.1. Principle of development.

- 8.1.1. The appellant contends that a permission for 1 no. dwelling cannot be considered as a cluster development and that as such the proposal fails to comply with the requirements of Policy 5-14 of the Tipperary County Development Plan 2022-2028.
- 8.1.2. The subject site is located within the boundary of Mullinahone village and is zoned for agricultural use. The applicant has indicated on plans submitted that they are applying for permission for this dwelling under the Tipperary County Councils 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages under the provision of the Cluster Housing Policy as set out within Policy 5-6 of the Tipperary County development Plan 2022-2028.
- 8.1.3. Policy 5-6 of the County Plan states *"Support and facilitate cluster housing developments and serviced sites in rural settlements, in line with land zoning provisions, and immediately adjacent to the boundary, where it is demonstrated to the satisfaction of the Council that the development is of a high quality and can link effectively with and contribute positively to the village form. Proposals for cluster housing schemes will need to comply with Tipperary County Councils 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages, 2018' (as may be amended)."*
- 8.1.4. The 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages, 2018' provide a best practice toolkit for developers, landowners and consultants to design and develop low density housing and serviced sites in rural settlements. The guidelines state that a cluster development is a *"low density housing scheme comprising up to 6 no. detached dwellings on individual sites on lands in or adjacent to a village"*.
- 8.1.5. Page 5 of the guidance document notes that *"A cluster development may be planned and designed as a complete development but may also be developed on a phased basis, where one or a number of units may be built at a time."* The guidance further sets out 5 steps which are required to design and develop a cluster scheme which

include for planning policy, desktop study, on-site assessment, pre-planning consultation, and site strategy and design.

- 8.1.6. In this instance the applicant is seeking permission for the provision of 1 no. dwelling. The proposed site layout plan, drawing no. A03, submitted as part of the application documentation, indicates the provision of a designation for a second dwelling, located on lands to the immediate east of the subject site, which could be provided subject to a separate planning application. The subject site shares its northern boundary with lands zoned under 'existing residential' which comprises of a cluster of 7 no. dwellings known as 'Glen Dara'.
- 8.1.7. Therefore, having regard to the definition set out within the Guidelines for Cluster Housing Schemes, 2018 (Tipperary County Council), Policy 5-6 of the Tipperary County Development Plan 2022-2028, the location of the subject site proximate to residential zoned land and the development as proposed, I consider that the proposed development can be considered as a cluster development.

## **8.2. Impact on residential amenities.**

- 8.2.1. The appellant has raised concerns over the loss of privacy with regard to the provision of the proposed development in terms of overlooking. The appellant notes that plans submitted make no reference to any level of boundary treatment to serve the proposed dwelling which will protect the current level of privacy and residential amenity.
- 8.2.2. The proposed dwelling has been set back in excess of c.30m from the front (northern) boundary of the subject site and is located in excess of c.60m from the closest point of the appellants dwelling. Reference is made on the site layout plan, drawing no. A03 to the provision of timber and post rail fencing which is indicated as being provided on all boundaries of the site. In addition, it is indicated on the same plan that it is proposed to provide for hedging to be planted inside of the proposed boundary treatment.
- 8.2.3. Having regard to the separation distances being provided and the boundary treatment proposed, I do not consider that the proposed development will give rise to any level of undue overlooking or will negatively impact upon the current level of residential amenities enjoyed by the surrounding dwellings.

### **8.3. Construction phase.**

- 8.3.1. The appellants main concerns, as set out within the appeal received, relates to disturbance and impact during the construction phase. It is contended that noise generated by construction works will be severely disruptive to their family circumstances and that construction traffic will impede upon their required vehicular movement in and out of the Glen Dara estate. It is further argued that extensive ground works are required to service just a single dwelling which will require removing the entire road and some footpaths.
- 8.3.2. While I note that it is inevitable that some level of disturbance will be experienced during the construction phase, I consider that the level of such will not be that outside of realms of what would be expected with any development of this scale. The provision of a single two storey dwelling would be considered minor in nature in terms of the level of development required. The hours of operation on site are controlled by way of condition and the developer will be required, again by way of condition, to ensure best practice is being employed on site at all times.
- 8.3.3. Overall, having regard to the scale of development and the short term of the construction period, I do not consider that the concerns raised relating to the construction phase would warrant a reason for refusal.

### **8.4. Connection to services.**

- 8.4.1. The appellant raises concerns over the proposed wastewater connections and considers that any new connection to the already failing local system would be detrimental to the existing services. The appellant notes that Irish Water will not be involved with installation of the required works for the connection to the mains and that the company which are supplying the required wastewater works has issued a letter which sets out eight stipulations which need to be overcome and it is hard to envisage how these will be complied with.
- 8.4.2. I note the Uisce Eireann did not issue a submission relating to the proposed development however a letter of confirmation of feasibility from Uisce Eireann dated 22 November 2023 was accompanied by the application documentation. This letter confirmed that a connection to the water supply is feasible without infrastructure upgrade.

- 8.4.3. The letter further noted that connection to the wastewater network would also be feasible, however this would be subject to a required upgrade which would include extending the existing foul sewer by 65m to serve the subject site. This upgrade works would be required to be undertaken by the developer. The applicant has outlined the need to pump discharge from the dwelling to the sewer as the existing manhole on the public road is significantly shallow.
- 8.4.4. Having regard to the comments from Uisce Eireann, with regard to there being capacity within the network to serve the proposed development albeit subject to upgrade, I do not accept the concerns raised that an additional dwelling will be detrimental to the existing services. While I note that the works required to be undertaken by the applicant to facilitate a connection are outside of the site boundary and on the public road, these will be dealt with by way of a Road Opening Licence.
- 8.4.5. From review of the letter referenced by the appellant, from Campion Pumps, which sets out works which would fall outside of their scope and would therefore be the responsibility of the applicant, I note that these stipulations relate to general construction operations which would be the responsibility of the site foremen to overcome and oversee. They are considered to be straightforward in nature. I therefore do not accept the concerns put forward by the appellant relating to wastewater connections and do not consider that the works proposed to be detrimental to the existing services.

## **8.5. Matters Arising.**

### **8.5.1. Planning Authority Conditions**

Condition 2 (a) and (b) relates to the requirement of the applicant to extend the existing footpath to service the subject site. I consider that in the event that the Board are minded to grant permission that this condition should be included to allow for the proposal to be connected to the existing residential cluster 'Glen Dara'.

Condition 3 relates to specifications for the design of the dwelling which is indicated on the adjoining land but not subject to this permission. I do not consider that this condition is necessary as design details can be addressed under the planning application specific to that site.

## 9.0 AA Screening

- 9.1. I have considered the proposed development in light of the requirements of S177U the Planning and Development Act 2000 as amended. The subject site is not located within or adjacent to any European Site. The subject site is located c.2.38km to the north-east and c.4.39km to the south of the Lower River Suir SAC (Site Code 002137).
- 9.2. The proposed development comprises of the provision of a two storey detached dwelling, a garage and all associated site works located at Beeverstown, Mullinahone, Thurles, Co. Tipperary. Having considered the nature, scale and location of the proposed development I am satisfied that it can be eliminated from further assessment because it could not have any appreciable effect on a European Site. The reason for this conclusion is as follows:
- The proposed works are limited in scale.
  - Due to the distance of the site and intervening land uses from any SAC and SPA, no impacts/ effects are predicted in this regard.
  - There are no identifiable hydrological/ecological connector pathways between the application and the SAC or SPA.
- 9.3. I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

## 10.0 Recommendation

Having regard to the above it is recommended that permission is granted based on the following reasons and considerations and subject to the attached conditions.

## 11.0 Reasons and Considerations

The proposed development which is seeking permission for the provision of two storey dwelling complies with the provision of the Tipperary County Development Plan 2022-2028. It is considered that subject to compliance with the conditions set

out below, the development would not be out of character with the surrounding area, would not give rise to undue negative impacts upon the residential amenity of the surrounding area.

## 12.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be as submitted unless otherwise agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> In the interest of visual amenity and to ensure an appropriate high standard of development.</p>
3.	<p>The developer shall enter into waste water and water connection agreements with Irish Water.</p> <p><b>Reason:</b> In the interest of public health.</p>
4.	<p>All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.</p> <p><b>Reason:</b> In the interest of public health</p>
5.	<p>The external finishes of the garage shall harmonise in colour and texture with the finishes on the proposed dwelling house hereby permitted.</p> <p><b>Reason:</b> In the interests of visual development.</p>

6.	<p>The domestic garage shall not be used for human habitation or for any other purpose other than a purpose incidental to the enjoyment of the house and shall not be used for commercial purposes without a prior grant of planning permission. In addition, it shall not be separated from the principal dwelling by lease or sale.</p> <p><b>Reason:</b> In the interest of residential amenity.</p>
7.	<p>A landscaping scheme shall be submitted to the planning authority for the written agreement and shall be carried out within the first planting season following substantial completion of external construction works.</p> <p><b>Reason:</b> In the interest of residential and visual amenity.</p>
8.	<p>Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p><b>Reason:</b> In order to safeguard the residential amenities of property in the vicinity.</p>
9.	<p>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.</p> <p><b>Reason:</b> It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the</p>



	Development Contribution Scheme made under section 48 of the Act be applied to the permission.
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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.

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Kathy Tuck  
Planning Inspector

27<sup>th</sup> March 2025

## Appendix 1 - Form 1

### EIA Pre-Screening

[EIAR not submitted]

<b>An Bord Pleanála Case Reference</b>	ABP-321634-24		
<b>Proposed Development Summary</b>	Construction of a two storey detached dwelling, a single storey garage and all associated site works.		
<b>Development Address</b>	Beeverstown, Mullinahone, Thurles, Co. Tipperary		
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b> (that is involving construction works, demolition, or interventions in the natural surroundings)		<b>Yes</b>	X
		<b>No</b>	
<b>2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?</b>			
<b>Yes</b>	X	S. 5 P.2 10(b)(ii) construction of more than 500 dwelling units.	Proceed to Q3.
<b>No</b>			Tick if relevant. No further action required
<b>3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?</b>			
<b>Yes</b>		State the relevant threshold here for the Class of development.	EIA Mandatory EIAR required
<b>No</b>	X		Proceed to Q4
<b>4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?</b>			
<b>Yes</b>	X	S. 5 P.2 10(b)(ii) construction of more than 500 dwelling units.	Preliminary examination required (Form 2)
<b>5. Has Schedule 7A information been submitted?</b>			

<b>No</b>	Tick/or leave blank	<b>Screening determination remains as above (Q1 to Q4)</b>
<b>Yes</b>	Tick/or leave blank	<b>Screening Determination required</b>

**Inspector:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## Form 2

## EIA Preliminary Examination

<b>An Bord Pleanála Case Reference</b>	<b>ABP- 321634-24</b>	
<b>Proposed Development Summary</b>	Construction of a two storey detached dwelling , a single storey garage and all associated site works.	
<b>Development Address</b>	Beeverstown, Mullinahone, Thurles, Co. Tipperary	
<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>		
	<b>Examination</b>	<b>Yes/No/ Uncertain</b>
<b>Nature of the Development.</b>  <b>Is the nature of the proposed development exceptional in the context of the existing environment.</b>	The proposed development is for 1 no. dwelling houses. There are existing dwelling houses in the proximity of the site. The proposed development would not be exceptional in the context.	<b>No</b>
<b>Will the development result in the production of any significant waste, emissions or pollutants?</b>	The development would not result in the production of significant waste, emissions, or pollutants.	<b>No</b>
<b>Size of the Development</b>  <b>Is the size of the proposed development exceptional in the context of the existing environment?</b>	The proposed development is 1 no. dwelling. The size is not exceptional.	<b>No</b>

<b>Are there significant cumulative considerations having regard to other existing and / or permitted projects?</b>	There would be no significant cumulative considerations, notwithstanding the development of an agricultural equipment store on the site.	<b>No</b>
<b>Location of the Development</b> <b>Is the proposed development located on, in, adjoining, or does it have the potential to significantly impact on an ecologically sensitive site or location, or protected species?</b>  <b>Does the proposed development have the potential to significantly affect other significant environmental sensitivities in the area, including any protected structure?</b>	<p>The development would not have the potential to significantly impact on an ecologically sensitive site or location. There is no hydrological connection present such as would give rise to significant impact on nearby water courses (whether linked to any European site or other sensitive receptors). The proposed development would not give rise to waste, pollution or nuisances that differ significantly from that arising from other rural developments.</p> <p>There are no other locally sensitive environmental sensitivities in the vicinity of relevance.</p>	
<b>Conclusion</b>		
<p>There is no real likelihood of significant effects on the environment.</p> <p>EIA is not required.</p>		

Inspector: \_\_\_\_\_

Date: \_\_\_\_\_

Appendix 2  
Appropriate Assessment Screening

I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is not located within or adjacent to any natura 2000 sites. The subject site is located c2.38km to the north-east and c.4.39km to the south of the Lower River Suir SAC (Site Code 002137).

The proposed development comprises of the provision of a two storey detached dwelling, a single storey garage and all associated site works located at Beeverstown, Mullinahone, Thurles, Co. Tipperary. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any appreciable effect on a European Site. The reason for this conclusion is as follows:

- Nature of works and the limited scale of what is being proposed.
- The location of the site from nearest European site and lack of connections.

I consider that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on a European Site and appropriate assessment is therefore not required.

**Inspector:** \_\_\_\_\_ **Date:** \_\_\_\_\_