



An  
Bord  
Pleanála

## Inspector's Report

**ABP 321668-25**

### Development

Retention for (i) change of use of farm building to residential use, (ii) extension to rear of building, (iii) waste treatment system and percolation area, (iv) bored well, (v) existing entrance and access road to family home and surrounding land and building and (vi) all associated site works.

### Location

Mount Wood, Corsillagh,  
Newtownmountkennedy. Co  
Wicklow.

### Planning Authority

Wicklow Co. Council.

### Planning Authority Reg. Ref.

24423

### Applicant(s)

Fran Dooley

### Type of Application

Retention

### Planning Authority Decision

To Refuse Permission

### Type of Appeal

First Party

<b>Appellant</b>	Fran Dooley
<b>Observer(s)</b>	None.
<b>Date of Site Inspection</b>	April 7 <sup>th</sup> , 2025
<b>Inspector</b>	Breda Gannon

## **1.0 Site Location and Description**

- 1.1. The site is located in the townland of Corsillagh and c 5km to the southwest of Newtownmountkennedy. Co Wicklow. It is accessed via the L-5062 local road which extends upgradient from the R772 regional road. It provides access to dwellings houses, farmland and forestry in the area.
- 1.2. The site is located on the southern side of the local road and accommodates a cluster of buildings. The buildings are arranged around a concreted courtyard and include the house to be retained and a number of farm buildings. The development site is cut into higher ground to the rear and is surrounded by agricultural land on all sides, with the exception of a section of the northern boundary which accommodates a two-storey residence, which was originally the family home. Sections of the site are enclosed by a concrete block wall. The site is accessed via a gravel driveway that extends from a gated road entrance.
- 1.3. The area comprises undulating rural landscape with panoramic views over the surrounding countryside. The primary land use is agriculture and forestry with sporadic dwellings carefully sited within the landscape.

## **2.0 Proposed Development**

- 2.1. The development as described in the public notices submitted with the application proposes the retention of the following:
  - i. Change of use of farm building to residential use (180 sq.m)
  - ii. Extension to rear of building (49 sq.m)
  - iii. Wastewater treatment system and percolation area.
  - iv. Bored well
  - v. Existing entrance and access road to family home and surrounding land and building,
  - vi. Associated site works.

- 2.1.1. The converted farm building accommodates a three-bedroom house with kitchen/living /lounge area. The extension to the rear accommodates a utility area and office space. Water supply is from a bored well and foul effluent is discharged to an effluent treatment system located to the east of the house.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

The planning authority decided to refuse permission for the retention of the development for 4 no. reasons which are summarised as follows:

1. The retention of the development is contrary to the provisions of Section 6.4 of the development plan as it does not represent a necessary dwelling in the landscape designated as an Area of High Amenity. The applicant does not come within the scope of the housing need criteria set out in Objective CPO 6.41 as a bona fide economic or social need to live in this rural area has not been demonstrated.
2. The dwelling due to its location on an elevated site in a landscape area of high amenity and the excessive length of the driveway traversing an open field forms an incongruous feature in this area which diminishes the rural character of the area and militates against the protection of the rural and visual amenities of the area and is therefore contrary to the design guidelines and objectives of the county development plan.
3. The development represents substandard backland development at the rear of an existing house that is out of character with the area and sets an undesirable precedent for similar development leading to suburban sprawl in an rural area, with impacts on the visual amenities of the area and the proper planning and sustainable development of the area.
4. Having regard to the existing developments on the site for which no permission exists, the development represents the consolidation of unauthorised development on the site which impacts on the visual amenities of the area, public health, the amenities of adjoining property and undermines the planning regulations.

## **3.2. Planning Authority Reports**

### **3.2.1. Planning Reports**

The Planning Officer's report of 5/12/24 is summarised below:

- The application is essentially the same as the previously refused application (24233) with the addition of a letter from the applicant explaining his history with Wicklow Co. Council and a solicitor's letter giving background to the application.
- The applicant has not supplied any documentary evidence of a housing need requirement as per CPO 6.41. The applicant has not submitted any documentary evidence demonstrating an economic or social need to live in the area and does not, therefore, qualify for special consideration to build a house in this area.
- The original stable structure which is the subject of the change of use to residential accommodation in addition to the two agricultural structures along the northern boundary have been constructed without the benefit of planning permission. The development would, therefore, consolidate existing unauthorised development and would be contrary to the principles of proper planning and sustainable development.
- The development is sited c 90m back from the public road and wholly to the rear of an existing dwelling. Access is via a 150m driveway from the existing agricultural entrance, the retention of the widening of which forms part of the application.
- The siting of the development is at odds with the Wicklow Rural House Design Guide and to permit the development would result in haphazard backland suburban type development and set an undesirable precedent for similar development in the area. The driveway traverses an open field and forms an incongruous and strident feature within the surrounding landscape designated as an area of high amenity.
- It is considered that the cumulative effect of the backland nature of the siting of the development, the long driveway traversing an open field, the vehicular entrance which has not been assessed for residential use and the current

developments on the site which do not have planning permission, presents a scenario where the probability of adverse impacts on the residential amenities of adjoining properties cannot be ruled out.

- Having regard to the nature and scale of the development, it is considered that subject to the installation of the wastewater treatment system to EPA standards the proposed development is unlikely to give rise to any adverse impacts on the qualifying interests and conservation objectives of Natura 2000 sites in the vicinity.

### 3.3. Other Technical Reports

**District Engineer:** No objection subject to conditions.

**Senior Environmental Health Officer:** The current wastewater treatment system needs to be certified. Reference is made to a site characterisation report but the document was not found.

### 3.4. Prescribed Bodies

None.

### 3.5. Third Party Observations

None.

## 4.0 Planning History

**08/951:** The planning authority's decision to refuse permission was upheld on appeal (PL 27.230490) for modifications to previously constructed steel frames and subsequent completion of roofed agricultural structure for exercising horses and storage of feedstuffs/bedding material including all associated site works on the grounds of public health, and the visually intrusive nature of the development. The site is located on the opposite side of the road and to the north east of the appeal site.

**21/974:** Permission granted to Frank Dooley for the removal of planning condition No. 1 attached to Reg Ref No 88/3903 for restricted use of dwelling to use by all

classes of persons. This relates to the house immediately to the north of the appeal site which was originally part of the farm.

**22729:** Application withdrawn for a new house, new entrance, effluent treatment system, bored well and ancillary works on a site to the east of the appeal by Francis Dooley.

**24/137:** Application for the retention of conversion of farm building to family home, extension to rear, treatment system and percolation area, bored well and all associated site works on the appeal site was declared invalid.

**24233:** Permission refused for the retention of the development on the site for similar reasons to those cited in the current application. A subsequent appeal was declared invalid (320467 & 320527).

## 5.0 Policy Context

### 5.1. Development Plan

The operative development plan is the **Wicklow County Development Plan 2022-2028**.

**Chapter 6** of the plan is dedicated to Housing. With regard to housing in the open countryside the following objectives are relevant:

**CPO 6.41:** Facilitate residential development in the open countryside for those with a housing need based on the core consideration of demonstrable functional social or economic need to live in the open countryside in accordance with the requirements of Table 6.3).

**CPO 6.44:** To require that rural housing is well designed, simple, unobtrusive, responds to the sites characteristics and is informed by the principles set out in the Wicklow Single Rural House Design Guide. All new rural dwelling houses should demonstrate good integration with the wider landscape.

**CPO 6.45:** Subject to compliance with CPO 6.41 (rural housing policy), the Council shall facilitate high quality rural infill/backland development in accordance with the design guidance set out in the Wicklow Rural House Design provided that such development does not unduly detract from the residential amenity of existing

properties or the visual amenities of the area, or the rural character and pattern of development in the area and does not result in a more urban format of development.

**Section 17.3: Landscape.** The site is located within an Area of High Amenity, the North East Mountain Lowlands. These are described as follows:

*‘Transitional lands located between the corridor zone and the AONB, comprising of Tropperstown Hill, large tracts of forestry lands, including Devil’s Glen (a listed County Geological site) and a number of views and prospects including those around Vartry Reservoir’*

**CPO 17.35:** All development proposals shall have regard to the County landscape classification hierarchy in particular the key landscape features and characteristics identified in the Wicklow Landscape Assessment (set in Volume 3 of the 2016 County Development Plan) and the ‘Key Development Considerations’ set out for each landscape area set out in Section 5 of the Wicklow Landscape Assessment.

In summary the Key Development Considerations for the North East Mountain Lowlands are as follows:

- Protect and enhance the conservation of structures, sites and objects within the area which are part of the County’s cultural heritage.
- Encourage the preservation and enhancement of native species within and surrounding Devil's Glen area and the Vale of Clara.
- Support and facilitate the provision of amenity routes, in a manner that does not detract from the scenic nature of the area and ensure that new development is sited such that any impacts on the recreational amenity of any such route is minimised.
- Through appropriate siting and design to ensure that development along local/regional roads in particular those bordering the Mountain Uplands AONB will not be conspicuous or have a disproportionate or dominating visual impact on the surrounding environment as seen from the local scenic routes and settlements.

The Landscape Assessment has been subsumed into current plan.



## 5.2. National Planning Framework

**National Policy Objective 15:** Seeks to support the sustainable development of rural areas and to manage the growth of areas under urban influence to avoid over-development.

**Policy Objective 19:** Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence within the commuter catchment of cities and larger 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 small towns and rural settlements.*

## 5.3. Natural Heritage Designations

5.3.1. The site is not located within any European site. Designated sites close to the site include the following:

- The Murrough Wetlands SAC (site code 002249), c7km to the east.
- Carriggower Bog SAC (site code 000716), c 7km to the northwest
- Glen of the Downs SAC (site code 000719), c 5km km to the northeast.
- Wicklow Mountains SAC (site code 002122), c 10km to the west
- Wicklow Mountains SPA (site code 004040), 10km to the west

#### 5.4. **EIA Screening**

- 5.5. 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. Refer to Form 1 in Appendix 1 of this report.

### 6.0 **The Appeal**

#### 6.1. **Grounds of Appeal**

The grounds of appeal are structured to address the 4 no. reasons for refusal as follows:

1. **Housing need /necessary dwelling:** This is defined as those who can demonstrate a clear need for new housing and includes someone that previously owned a house and is no longer in possession of that home as it has been disposed of following legal separation/divorce/repossession by a lending institution (see submission from applicant's solicitor).
2. **Location on an elevated site:** The development is located within a cluster of farm buildings which are not visible (see attached photographs). The buildings are totally screened from any direction at road level. The family home is constructed 3m below the natural ground level to the rear. Regarding the length of driveway, this is a farm of 60 acres and access is required to farm buildings and the lands. It is a historical access from the road to the farm buildings.
3. **Substandard backland development:** The farm building has been converted and constructed to the highest construction standards.
4. **Consolidation of an unauthorised development:** The farm dwelling has no impact on the visual amenities of the area. Regarding public health, the installed system is in accordance with EPA Guidelines.

Due to circumstances beyond the control of the applicant and his family, it was necessary to dispose of the original family home. The farm remains. The applicant and his family have been living in the locality for the last 27 years, between Ballyduff, Tomdarragh and Corsillagh farm.

## **6.2. Planning Authority Response**

None.

## **6.3. Observations**

None.

## **7.0 Assessment**

### **7.1. Introduction**

7.1.1. Having examined all the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, and having inspected the site, and having regard to the relevant local policies and guidance, I consider the substantive issues to be considered in this appeal are as follows:

- Housing need.
- Impacts on the visual and residential amenities of the area.
- Effluent treatment.
- Other matters.
- Appropriate Assessment.

### **7.2. Housing Need**

7.2.1. The planning authority do not accept that the applicant comes within the scope of the housing need criteria set out in Objective CPO6.41 of the development plan. I note that the applicant's submission refers to the housing objectives of the previous development plan, which have been replaced by the current development plan for the county.

7.2.2. The development plan facilitates housing in the open countryside subject to the provisions of CPO6.41. To qualify for consideration for a house an applicant must demonstrate that they have a clear need for new housing based on the core consideration of demonstrable functional social or economic need.

'Economic need' is defined as;

- (a) those involved in agriculture who are engaged in a significant agricultural enterprise and require a dwelling on the agricultural holding that they work. In such cases it will be necessary for the applicant to satisfy the Planning Authority, with supporting documents that due to the nature of the agricultural employment, a dwelling on the holding is essential for the ongoing successful operation and maintenance of the farm,
- (b) those involved in non-agricultural enterprise/employment. This includes those whose business/full time employment is intrinsically linked to the rural area that can demonstrate a need to live in the vicinity of their employment in order to carry out their full-time occupation. An applicant would be required to show that there is a particular aspect of their employment that requires them to live in that rural area, as opposed to a local settlement,
- (c) other such persons as may may have a definable economic need to reside in the open countryside, as may arise on a case-by-case basis.

7.2.3. The applicant form submitted with the application states that the applicant works from home. No information is provided on the nature of that employment. He has not submitted any documentary evidence to confirm that he is engaged in a significant agricultural enterprise on these lands. No evidence has been presented that would suggest that he is involved in a non-agricultural enterprise/employment or that his employment is intrinsically linked to this rural area.

7.2.4. Furthermore, during my inspection of the site, I did not observe any evidence of a significant agricultural enterprise on the surrounding lands in the form of land use, stocking rates, or the presence of support infrastructure. There is also no evidence on the ground that the applicant is engaged in non-agricultural rural enterprise/employment that requires him to live in the rural area, as required by the plan.

- 7.2.5. I accept that in terms of 'economic need' the provisions of (c) are open to interpretation.
- 7.2.6. Social need as defined in CPO 6.41 includes persons intrinsically linked to a rural area that are not engaged in significant agricultural or rural based occupations. It includes a range of persons including, permanent native residents who were born and reared in the area, permanent residents who have not resided in the rural area for many years but were born and raised in the area and has strong social ties with the area and now wish to return, a son or daughter who have inherited a site and can demonstrate a social need to live in the rural area and various other categories. The only category that I consider the applicant could be considered to fall within under social need is as follows:
- 'Local applicants who are intrinsically linked to their local area and, whilst not exclusively involved in agriculture or rural employment, have access to an affordable site'.*
- 7.2.7. The applicant is stated to have purchased the farm in 2001, which included the two-storey residence to the front of the appeal site. The applicant subsequently lost the family home on foot of a separation and its repossession by the bank. Under the provisions of Objective CPO6.41 housing need includes:
- 7.2.8. *'someone that previously owned a home and is no longer in possession of that home as it had to be disposed of following legal separation/divorce/repossession by a lending institution....'*
- 7.2.9. I would accept that the applicant has a housing need as defined by CPO6.41 on foot of the loss of the family home due to its repossession by the bank. The planning officer's report refers to the lack of documentary evidence such as legal separation documents and evidence of Court proceedings. I note that the planning officer's report on a previous application (22/729) refers to evidence submitted in the form of the Court Order requiring the sale of the family home. The Board will note that the application and the appeal are supported by a solicitor's letter which refers to both judicial separation and the repossession of the family home, which I consider should be taken at face value.
- 7.2.10. I would therefore accept that the applicant has established links with the area since he purchased the farm and associated house in 2001. I consider that he has

established a 'social need' to reside in the area under the provisions of the plan. I would not, therefore recommend refusal of the application on the basis of unsubstantiated housing need.

### **7.3. Impacts on the visual and residential amenities of the area**

- 7.3.1. The site is located within an Area of High Amenity, the North East Mountain Lowlands. Under the provisions of the development plan development proposals within this landscape should be evaluated to ensure that development is not conspicuous or have a disproportionate or dominating impact and that natural and cultural heritage, views and prospects are adequately protected.
- 7.3.2. Under the provisions of CPO 6.41 in the event of conflict with other settlement strategy objective/landscape zones and categories, where a person qualifies under policy CPO 6.41 their needs shall be supreme, except where the proposed development would be a likely traffic hazard or public health hazard.
- 7.3.3. The development to be retained is positioned to the rear of the existing two-storey house. It is located on a level platform on land that is cut into more elevated ground to the rear. It has an L-shaped configuration with an extension to the rear and includes a cluster of buildings arranged around a courtyard. It is simple in plan and the roof profile varies from mono-pitch to flat. I note from the planning officer's report that the planning authority has accepted that in terms of shape and form the residential unit is generally in accordance with the Rural Design Guide.
- 7.3.4. Notwithstanding the sensitive nature of the receiving landscape, the development is not visible in views from the wider area. The development is well removed from the Areas of Outstanding Natural Beauty (AONB) including the Mountain Uplands AONB to the west and the Coastal Area AONB to the east.
- 7.3.5. There are no views (Map 17.10(A)) or prospects (Map 17.11) of Special Amenity Value or Special Interest or features of cultural significance in the vicinity of the site that would be impacted by the retention of the development. The closest protected views are in the vicinity of Vartry Reservoir and Newtownmountkennedy which due to the distance and the nature of the intervening landscape will not be impacted by the development.

- 7.3.6. In the immediate vicinity of the site views of the house are screened by the existing house to the front, the undulating nature of the landscape and roadside vegetation. Travelling from west to east along the local road, one of the sheds may become visible depending on seasonal variations in foliage, but the house will be largely screened from view. Any such views would be highly localised and confined to a small stretch of the local road. From my inspection of the site and its surrounds, I would conclude that due to its siting and design, the retention of the development would not be a dominant or conspicuous feature in the landscape, would not negatively impact on character of the landscape, or seriously impact on the visual amenities of the area.
- 7.3.7. The planning authority has raised issues regarding the access road within the site, concluding that due to its location and excessive length, it is an incongruous feature in the landscape which diminishes the rural character of the area. The driveway is finished with a gravel surface and to a high standard. It follows a shallow gradient from the site entrance towards the dwelling house and associated buildings. The driveway is screened by existing roadside vegetation and while it is elongated, it could potentially be more visually intrusive if constructed to take a more direct and shorter route over a steeper gradient close to the site entrance. I would conclude that the retention of the entrance and driveway would not be unacceptable on visual amenity grounds.
- 7.3.8. The planning authority in its third reason for refusal refers to substandard backland development. While I accept that negative impacts can arise from such development, I note that it is not prohibited in all circumstances under the provisions of the development plan. Objective CPO 6.45 facilitates such development provided it does not unduly detract from residential amenity or the visual amenities of the area, or the rural character and pattern of the area and does not result in a more urban format of development.
- 7.3.9. The house to be retained is located immediately behind an existing dwelling. Due to existing boundary treatment which includes a wall and screen planting there is no intervisibility between the two properties. There are no impacts on privacy arising from overlooking and due to the distance between the development and the existing dwelling and the low roof profile no overshadowing issues arise. The retention of the

development does not result in the diminution of the residential amenities of the adjoining dwelling to the north..

- 7.3.10. As noted above the impact of the retention of the development on the character of the landscape and the visual amenities of the area will not be significant. The development is largely screened from view and I do not accept that it results in a suburban type estate development as contended by the planning authority.

#### **7.4. Effluent Treatment**

- 7.4.1. According to the information submitted with the application the effluent from the house is treated in a secondary treatment system (Euro Tank BA F2) pumped to a 60m infiltration area. There are details from the installer (TPW Systems) of a maintenance contract and confirmation that the system was installed in accordance with the EPA Code of Practice (2009) which was applicable at the time of installation. The correspondence also states that a site-specific specification is included, which is not attached to the file. I also note that there is reference in the cover letter supporting the application to a characterisation report by Michael Keogh Environmental Consultant, which was not submitted. The report from the EHO states that the current system needs to be certified and the likelihood of pollution of water supply source is unknown.
- 7.4.2. While there is reference to a Site Characterisation Report which is required under the EPA Code of Practice, a site-specific site assessment to determine the suitability of the site for the effective treatment and disposal of foul effluent has not been submitted. There is no information on site conditions including the water table, no details of percolation tests carried out to assess the assimilative capacity of the soil and no assessment of potential receptors at risk in accordance with the guidance provided. This is particularly relevant in the context of a previous application (08/951 & 230490), albeit located on the opposite side of the road, where it was noted that the underlying aquifer was classified as of 'Extreme'. There is no information on the design of the installed system or its suitability for the subject site.
- 7.4.3. In the absence of the submission of a properly constituted site suitability assessment by a qualified assessor in accordance with the EPA's Code of Practice, it is my opinion that the Board cannot be satisfied that the installed system is capable of the effective and safe treatment and disposal of the effluent arising from the dwelling.



7.4.4. The Board may consider this to be a new issue and avail of its powers under section 137 of the Planning and Development Act, 2000 (as amended).

**7.5. Other matters**

7.5.1. I note from the planning officer's report that there is a history of unauthorised development on the site. The current application seeks to regularise some of this development. Any outstanding issues remain a matter for the planning authority.

7.5.2. The entrance to be retained has been used over the past 20 years to access the farm. It is set back from the edge of the carriageway and splayed on both sides. There is reasonable visibility in both directions and I note that no issues have been raised by the District Engineer.

7.5.3. I draw the attention of the Board to the proposal as advertised and the submitted drawings. The application seeks the retention of the conversion of a farm building to residential use (180 m<sup>2</sup>) and an extension (49m<sup>2</sup>). The drawings submitted in support of the application (22/20/24) and the appeal (15/1/25) show the converted farm building (Building No 1) with a floor area of 309 m<sup>2</sup> and an extension (Building No 1a) of 64m<sup>2</sup>. Furthermore, the drawings are drawn to unconventional scales (1:150, 1:175 and 1:350). In the absence on clear unambiguous drawings, drawn to an appropriate scale, there is confusion regarding the nature and scale of the development to be retained.

7.5.4. I also observed during my inspection of the site that the position of the effluent treatment system is not located precisely as shown on the submitted drawings and the pumphouse is located to the side of the house and not to the rear.

## 7.6. Appropriate Assessment

### Screening the need for Appropriate Assessment: Screening Determination (Stage 1, Article 6(3) of Habitats Directive)

I have considered the proposal for the retention of change of use of farm building to residential use, extension to rear, wastewater treatment system/percolation area, bored well and existing entrance and all associated site works in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The subject site is located at least 5km from the nearest European site.

The proposed development comprises retention of change of use of farm building to a dwelling, extension to rear and associated development.

No nature conservation issues were raised in the appeal.

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 effect on a European Site.

The reason for this conclusion is as follows:

- The small scale and nature of the development.
- The existing effluent treatment system which is considered adequate for the development
- The separation distance of at least 5km to the nearest European site.

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 Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

## 8.0 Recommendation

- 8.1. On the basis of the above assessment I recommend that permission be refused for the development for the reasons and considerations set out below.

## 9.0 Reasons and Considerations

On the basis of the submissions made in connection with the application and the appeal and in the absence of the submission of a proper appraisal of the site, including ground investigations to determine the suitability of the site for the safe disposal and treatment of effluent from the proposed development to be retained, the Board is not satisfied that effluent generated by the development can be satisfactorily treated and disposed of on site without risk to ground water. The development proposed to be retained would, therefore, be prejudicial to public health and 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.

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Breda Gannon  
Planning Inspector

16<sup>th</sup>, April 2025

## Appendix 1 - Form 1

### EIA Pre-Screening

[EIAR not submitted]

<b>An Bord Pleanála Case Reference</b>	ABP 321668-25		
<b>Proposed Development Summary</b>	Retention for (i) change of use of farm building to residential use, (ii) extension to rear of building, (iii) waste treatment system and percolation area, (iv) bored well, (v) existing entrance and access road to family home and surrounding land and building and (vi) all associated site works.		
<b>Development Address</b>	Mount Wood, Corsillagh, Newtownmountkennedy. Co Wicklow.		
<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>	✓
		<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>			Proceed to Q3.
<b>No</b>	✓		
<b>3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?</b>			
<b>Yes</b>	Tick/or leave blank	State the relevant threshold here for the Class of development.	EIA Mandatory EIAR required
<b>No</b>	✓		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>	Tick/or leave blank		Preliminary examination required (Form 2)

5. Has Schedule 7A information been submitted?		
No	✓	Screening determination remains as above (Q1 to Q4)
Yes		Screening Determination required

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