



An
Bord
Pleanála

Inspector's Report ABP-321671-25

Development	Construction of a dwelling and all associated site works (alterations to planning reference 19/04974).
Location	Site between Cluain Ard and Tudor Heights, The Hill, Blarney, Co. Cork
Planning Authority	Cork City Council
Planning Authority Reg. Ref.	2443145
Applicant(s)	Fintan and Valerie Coleman.
Type of Application	Permission.
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Hugh & Catherine O'Rourke.
Observer(s)	None.
Date of Site Inspection	19 th March 2025.
Inspector	Jennifer McQuaid

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1.0 Site Location and Description

- 1.1. The subject site is located to the north of Blarney Village Centre, between the Cluain Ard residential estate and a dwelling known as Tudor Heights. The site is also adjacent to the Castleowen residential estate, which forms its southeastern boundary.
- 1.2. The site consists of the rear garden of Tudor Heights. Access is proposed through the Cluain Ard estate.

2.0 Proposed Development

- 2.1. The proposed development consists of:
 - Dwelling and associated works.
 - Change of design from that granted under 1904974 planning reference.

3.0 Planning Authority Decision

3.1. Decision

Grant subject to 12 conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The principle of development generally accords with the ZO 1 Sustainable Residential Neighbourhood zoning objective.
- The red line boundary is different from the previous planning reference 1904974 and does not include works required outside of lands in the applicant's ownership to the north of the site. The site entrance is in a different location. A site visit carried out shows an entrance in place, wayleaves are not indicated on the site layout plan and consent is required from the estate owner for access. Further Information shall be requested.

- It is noted that there is a water tank on site and was decommissioned 40 years ago, the land on which the water tank sits are in the ownership of Cork City Council, and they have stated no requirement for a wayleave for the “reservoir” on site. However, it is not sure if a wayleave should remain or can be built on, the applicant is requested to confirm by way of further information.
- The proposed design is larger than the original permitted under planning reference 194974. The dwelling does follow the established building line, and the section x-x submitted shows the dwelling sits well when viewed from the north. However, there could be an impact on dwelling to the southwest of the site on lower ground. Further information required.
- Overhead lines noted on the site layout plan but not on site during the site visit. Applicant shall request confirmation from ESB that the development can proceed.
- An additional further information request in relation to a bat survey of the adjoining water tank structure and vegetation used by bats.

Further Information Report

- The further information received was deemed acceptable and no further issues were raised.

3.2.2. Other Technical Reports

- Urban Roads & Street Design (Planning): Further information requested, if the applicant intends to use the existing entrance a new turning area shall be provided in accordance with best practice standards. A letter of consent may be required. Alternatively, the applicant could explore sharing and extending an existing access/egress from Mangerton Terrace/Telephone Terrace. The applicant is required to submit revised details of the vehicular entrance to the proposed development. The further information was received and considered acceptable, no objection subject to conditions.
- Area Engineer: No objection subject to conditions.

3.2.3. Conditions

- Condition 2: In accordance with the Bat Survey report submitted; a bat box shall be erected on the gable of the house, and the native hedgerow and trees, as shown on the Site Plan shall be planted, prior to the occupation of the dwelling.

In the interest of biodiversity.

3.3. Prescribed Bodies

- Uisce Eireann: No response.

3.4. Third Party Observations

Three number submissions were received. The following concerns were raised:

- The proposed two storey will overlook & overshadow properties in Castletown. The distance is too close and will negatively impact privacy.
- The proposal deviates from the permitted development under planning reference 1904974, which was permitted as a bungalow and contravenes the condition.
- Back-to-back distances and ridge heights of Castleowen have not been provided.
- An Bord Pleanála inspector recommended that Cluain Ard estate be refused due to its overbearing impact on adjoining residential areas, the proposed dwelling is even closer to Castleowen boundary than Cluain Ard.
- Vehicular access is unclear, it cuts through Cluain Ard play area.
- The water tank is reported as location of anti-social behaviour but this has not been witnessed in the 30 years.
- Water tank was constructed at a time when concrete and asbestos were in use at this time. Has an asbestos survey been undertaken? What are the plans for disposal?
- Patio door and glazing located close to water tank.

- It is understood talks are underway with Cork City Council to purchase the water tank property, but a digger driver may be tempted to level it without realising the asbestos potential danger.
- The water tank provides a sanctuary for flora and fauna, has a bat survey been carried out? There is a bat roost in the tank, and they need to be protected.
- The site should be preserved not destroyed under Ireland's commitment to the UN sustainable development goals.

4.0 Planning History

194974: Permission granted for one number dwelling only and all associated site works. Expires: 5/02/2025.

*The applicant sought permission for 1 no. two-storey dwelling and 1 no. bungalow dwelling and all associated site works. Condition 1 reduced this to 1 no. bungalow.

"The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the documents/drawings received by the Planning Authority on the 06/09/2019 and 06/12/2019 except as may otherwise be required in order to comply with the conditions herein. For the avoidance of doubt, this permission is granted in respect of 1 no. bungalow and all associated site works only.

Reason: in the interest of clarity."

ABP: PL04.248614: (PA reference: 167122): Permission granted for demolition of dwelling and construction of 88no. dwelling, a creche and all ancillary site works.

5.0 Policy Context

5.1. Development Plan

Cork City Development Plan 2022-2028 (CDP)

The site is zoned as ZO1 – Sustainable Residential Neighbourhoods. The objective is to protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.

ZO 1.1: The provision and protection of residential uses and residential amenity is a central objective of this zoning. This zone covers large areas of Cork City's built-up area, including inner-city and outer suburban neighbourhoods. While they are predominantly residential in character these areas are not homogenous in terms of land uses and include a mix of uses. The vision for sustainable residential development in Cork City is one of sustainable residential neighbourhoods where a range of residential accommodation, open space, local services and community facilities are available within easy reach of residents.

ZO 1.2: Development in this zone should generally respect the character and scale of the neighbourhood in which it is situated. Development that does not support the primary objective of this zone will be resisted.

ZO 1.3: Primary uses in this zone include residential uses, creches, schools, home-based economic activity, open space and places of public worship.

Chapter 2 Core Strategy identifies Blarney as an Urban Town.

Chapter 10 relates to Key Growth Areas & Neighbourhood Development Sites.

Objective 11.1 relates to Sustainable Residential Development

Objective 11.3 relates to Housing Quality and Standards.

Objective 11.5 relates to Private Amenity Space for Houses

Section 11.139 relates to Infill Development – Adaption of existing housing and re-using upper floors, infill development will be encouraged within Cork City. New infill development shall respect the height and massing of existing residential units. Infill development shall enhance the physical character of the area by employing similar or complementary architectural language and adopting typical features (e.g. Boundary walls, pillars, gates/gateways, trees, landscaping, fencing, or railings).

5.2. Natural Heritage Designations

The subject site is not located within or adjacent to a protected area. The nearest sites are:

- Ardamadane Wood pNHA (site code: 001799) is located c. 250m to the east.
- Blarney Castle Woods pNHA (site code: 001039) is located c. 750m south.
- Blarney Lake pNHA (site code: 001798) is located c. 1.2km south.
- Blarney Bog pNHA (site code: 001857) is located c. 1.1km southeast.
- Shournagh Valley pNHA (site code: 000103) is located c. 2km west and south.
- Lee Valley pNHA (site code: 000094) is located c. 3.8km south.
- Cork Harbour SPA (site code: 004030) is located c. 12km southeast.
- Great Island Channel SAC (site code: 001058) is located c. 15km east.

5.3. EIA Screening

- 5.3.1. The proposal relates to a 1 no. infill dwelling with connection to public services in Blarney town. The site is located on zoned lands and not within a designated site. Having regard to the limited nature and scale of development and the absence of any significant environmental sensitivity in the vicinity of the site, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required. Please refer to Form 1 and Form 2 as per Appendix 1 below.

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of appeal have been received from a local resident. The concerns raised are:

- Planning History: The development is located in Cluain Ard Estate planning reference 1607122 and An Bord Pleanála reduced the number of houses proposed. The location of the development is the same as previously granted

1904974. Under planning reference 1904974, Cork City Council granted permission for a bungalow only. Why is a two-storey dwelling allowed under this current application?

- Overlooking and overshadowing: The proposed dwelling will overlook and overshadow no. 32 Castleowen. The current Leylandii hedge already creates a shadow.
- Site Access: The entrance and exit proposed will reduce the amenity area of the adjoining “Cluain Ard” estate.
- Hazardous Waste: The water tank to the rear of the site may contain asbestos and there is underground water pipes associated with the tank, possibly contaminated water at the bottom of the tank.
- Bats: Bats roost in the water tank structure.

6.2. Applicant Response

The applicant has submitted the following response:

- The proposal meets the requirement of SPPR 1, and an excess of 16 m separation distance is achieved. The proposal meets and exceeds the requirement of SPPR 2 of the Compact Settlement Guidelines.
- The proposal is an “infill” development and meets the criteria of the CDP. The site complies with the zoning requirements.
- The subject site is in the rear garden of an existing dwelling and there is absolutely no overlap between the adjacent development site and the subject site.
- The current application is the same as planning reference 19/04974.
- The permitted layout is the same as that permitted under the further information request. Cork City Council did not reject the application for a two-storey dwelling.

6.3. Planning Authority Response

- None

6.4. Observations

- None

6.5. Further Responses

- None

7.0 Assessment

7.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, and inspected the site, and having regard to relevant local/regional/national policies and guidance, I consider that the main issue in this appeal are as follows:

- Planning History
- Overshadowing & Overlooking
- Access
- Other issues – water tank & bats.
- Appropriate Assessment

7.2. Planning History

7.3. The subject site is located on the site of the original planning reference 194974, permission was granted for one number dwelling only and all associated site works. This permission has expired on the 5th of February 2025. Condition no. 1 permitted one number bungalow on site as follows: “The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the documents/drawings received by the Planning Authority on the 06/09/2019 and 06/12/2019 except as may otherwise be required in order to comply with the conditions herein. For the avoidance of doubt, this permission is granted in respect of 1 no. bungalow and all associated site works only”.

- 7.4. Planning reference ABP: PL04.248614: (PA reference: 167122) relates to the adjacent site and permission was granted for demolition of dwelling and construction of 78no. dwelling, a creche and all ancillary site works.
- 7.5. The grounds of appeal have raised concerns in relation to the planning history and have stated that under planning reference 1904974 only one number bungalow was permitted and not a two-storey dwelling. The appellant also notes that under planning reference ABP: PL04.248614: (PA reference: 167122), the number of dwellings was reduced from that originally sought from 88 to 78 no. dwellings.
- 7.6. I note the appellants concerns in relation to the change of house design from a bungalow to a two storey under this current application. Planning reference 1904974, condition number one does restrict the development on this site to one number bungalow dwelling. However, I consider as permission under planning reference 1904974 has expired, the current application is a completely new application on this site and should be assessed on its own merits without reference to the expired application. In my opinion, a two-storey dwelling shall be considered on its own merits on this site.
- 7.7. In regard to planning reference ABP: PL04.248614: (PA reference: 167122) and the reduction in house numbers, the applicant was permitted to construct 78 no. dwellings. This site is located directly adjacent to the subject site and outside the red line boundary. I consider the details of the adjacent planning application have no impact to the principle of one number dwelling on the adjacent subject site.
- 7.8. Having regard to the planning history on site, the expiration of the previous planning reference and the location of the adjacent planning application. The principle for one number two storey dwelling is acceptable at this location and the previous planning history does not preclude development on this site.
- 7.9. **Overshadowing and overlooking**
- 7.10. The subject site is located in the rear garden (northwest) of Mangerton Terrace detached dwelling and southeast of no. 74 Cluain Ard housing estate and to the rear northeast of no. 32 & 33 Castleowen estate. The applicant proposes to face the dwelling onto Cluain Ard estate and utilise the existing access road in Cluain Ard estate.

- 7.11. The grounds of appeal state the proposed dwelling will overlook and overshadow no. 32 Castleowen located southwest of the subject site. The current Leylandii hedge already creates a shadow.
- 7.12. In relation to overlooking I have assessed the proposed site layout and house design; the applicant is proposing a two-storey dwelling with a single storey rear extension. A minimum separation distance of 16 metres (Compact Settlement Guidelines) is required in order to protect habitable rooms in the upper floors of a residential unit, there are no requirements for a specific separation distance between ground floor overlooking windows. The single-story rear extension is located 6.7 metres from the rear boundary hedge with No. 32 Castleowen, the proposed two storey section will be 14.7 metres from the rear boundary hedge. The overall separation distance between No. 32 Castleowen and the proposed dwelling will be over 22 metres. The proposed separation distance is in accordance with the Cork City Development Plan 2022-2028, section 11.101 and with the Sustainable Compact Settlement Guidelines.
- 7.13. There are no habitable upper floor windows on the southeast or northwest elevation, and there is adequate separation distance (over 22 metres) between the front elevation and no. 9 Cluain Ard.
- 7.14. In regard to overshadowing, the proposed dwelling will have a finished floor level of 74.765 and an overall ridge height of 82.256 (overall height of 8.2m). The property at No. 32 Castleowen has a finished floor level of 72.77 and a ridge height of 78.97. The proposed dwelling two storey section will sit approximately 3 metre higher than No. 32 Castleowen, however, the two storey section is set back over 22 metres from No. 32 Castleowen, therefore, in my opinion, given the overall height difference of 3 metres set back over 22 metres, I do not consider overshadowing will be an issue. Also given the orientation of no. 32 Castleowen situated southwest of the subject site, I do not consider that sunlight will be negatively affected.
- 7.15. Having regard to the location of the proposed dwelling and the adequate separation distance provided between the proposed dwelling and the existing dwelling, I do not have any concerns in relation to overlooking or overshadowing.

7.16. Access

- 7.17. The applicant proposes to access the site via an existing entrance and access of Cluain Ard estate.
- 7.18. The grounds of appeal state the entrance and exit proposed will reduce the amenity area of the adjoining “Cluain Ard” estate.
- 7.19. I note the proposed entrance will be accessed off the Cluain Ard estate road, but it will also require cutting across between 2 metres and 5 metres distance (c.10sqm) of green open area associated with Cluain Ard Estate. The Area Engineer did not raise any concerns in relation to the proposed site entrance. The Urban Roads and Street Design section requested a new turning area; however, the applicant stated the area is too small for a turning area and the Urban Roads and Street Design section accepted this response and recommended a grant subject to conditions.
- 7.20. I have reviewed planning reference ABP: PL04.248614: (PA reference: 167122) and I note the total open space provided for Cluain Ard is 13%, the green area at the proposed site entrance is noted as neighbourhood play area. I note as per Section 11.112 and table 11.11 of CDP, a minimum of 10% open space general provision is required. The Compact Settlement Guidelines also required a minimum of 10% open space. The proposed loss of appropriately 10sqm is insignificant and in excess of 10% open space requirement remains in place for the residents of Cluain Ard. Therefore, I do not consider the proposed entrance will negatively impact the residential amenity for the residents of Cluain Ard.
- 7.21. Having regard to the location of the proposed entrance along an existing housing estate access road and the relatively minor amount of green space required to make the entrance, I do not consider the proposed entrance, and access will negatively impact the residential amenity for Cluain Ard estate.
- 7.22. Other Issues – hazardous waste & bats**
- 7.23. The subject site is located directly adjacent/within the ground of an old disused water tank. The applicant is not proposing to demolish or remove the disused water tank.
- 7.24. The grounds of appeal state the water tank to the rear of the site may contain asbestos and there is underground water pipes associated with the tank, possibly

contaminated water at the bottom of the tank. The appellant also raised concerns in relation to bat roosts in the water tank structure.

- 7.25. In relation to the water tank and possible underground water pipes, I note the applicant does not propose to demolish or remove the existing water tank, it is located outside the red line boundary of the subject site. Prior to construction, the applicant will need to carry out a utility service of the site, this is a matter for the applicant and not a planning consideration.
- 7.26. In regard to the bat roost, I note the applicant has carried out a Bat Survey Report, a site survey was carried out on the 23rd October 2024 and it was determined that the water tank has a Low-Negligible suitability for roosting bats, there were no signs of bat use and there are no suitable access point to the internal section of the tank for bats to enter. The water tank does not provide a suitable maternity or hibernation roosting habitat for bats. The report highlighted that bat boxes will be installed on the gable wall of the building to provide more opportunities for roosting habitats on site, in addition, the planting of native species will provide additional foraging and commuting opportunities for bats and connectivity to the wider landscape.
- 7.27. Therefore, having considered the water tank and the associated Bat Survey Report, I do not consider the proposed development will negatively impact any potential bats utilizing the subject site. In fact, the proposed native planting and the introduction of bat boxes will enhance the suitable habitats for bats in the area.

8.0 AA Screening

- 8.1. Having regard to the proposed development of a single dwelling with connection to public sewer and public water within the boundary of Blarney town. Surface water will be directed to public sewer/drain. The nearest European Site is Cork Harbour SPA (site code: 004030) is located c. 12km southeast of the site. It is considered that no Appropriate Assessment issues arise as the proposed development would not be likely to have a significant impact individually or in combination with other plans or projects on a European site.

9.0 Recommendation

- 9.1. I recommend that permission should be granted, subject to conditions as set out below.

10.0 Reasons and Considerations

- 10.1. Having regard to the location of the subject site within Blarney town and zoned as ZO 01, Sustainable Residential neighbourhoods as per Cork City Development Plan 2022-2028, the separation distance to the existing properties, the planning history on site, the utilisation of an existing estate road, it is considered that the development would not seriously affect the traffic safety of the area or impact the residential amenity of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions.

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application received by the planning authority on the 31st day of July 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. In accordance with the Bat Survey report submitted; a bat box shall be erected on the gable of the house, and the native hedgerow and trees, as shown on the Site Plan shall be planted, prior to the occupation of the dwelling.

In the interest of biodiversity.

3. (a) The roof of the proposed dwelling shall be blue-black or slate-grey in colour throughout.
- (b) The render finish to be used on the external walls shall be of a uniform colour, a sample of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development, unless otherwise agreed.

Reason: In the interest of visual amenity.

4. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details submitted on 25th November 2024.

Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

5. The applicant shall ensure sightline are achieved at the proposed entrance off the public road. Sightlines are to be measured to the nearside road edge with all structures and vegetation set back outside the sightline triangle.

Reason: In the interest of traffic safety.

6. Any utility poles currently within the roadside boundary set back required by other conditions of this schedule shall be repositioned behind the new boundary, and any surface chambers or manholes within it shall be repositioned in a location or at a level to be agreed with in writing with the Planning Authority. The applicant shall be responsible for the costs of relocating these facilities, for notifying the relevant statutory undertakers, for obtaining any necessary licenses, and for notifying the Planning Authority of the revised locations of such utilities, prior to commencement of development

or at the discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing.

Reason: In the interest of road safety.

7. Any damage to the existing estate road, footpath and services resulting from this development shall be repaired by the developer at this own expense, to the satisfaction of the Planning Authority.

Reason: In the interest of orderly development.

8. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

9. (a) 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.

(b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

Reason: In the interest of traffic safety and to prevent pollution.

10. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Uisce Eireann.

Reason: In the interest of public health.

11. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, and between the hours of 0800 to 1400 on a Saturday and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

12. No dust, mud or debris from the site shall be carried onto or deposited on the public road/footpath. Public roads and footpaths in the vicinity of the site shall be maintained in a tidy condition by the developer during the construction phase.

Reason: To protect the amenities of the area and in the interests of road safety.

13. During construction the developer shall provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road or footpath.

Reason: In the interests of traffic safety.

14. The developer shall pay to the planning authority a financial contribution 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. Details of the application of the terms of the Scheme 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 the proper application of the terms of the Scheme.

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

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Jennifer McQuaid
Planning Inspector

25th March 2025

Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	ABP-321671-25		
Proposed Development Summary	Construction of a dwelling and all associated site works (alterations to planning reference 19/04974).		
Development Address	Site between Cluain Ard and Tudor Heights, The Hill, Blarney, Co. Cork.		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	X
		No	
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	X	Class 10b(i) Construction of more than 500 dwelling units	Proceed to Q3.
No			
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			
No	X		Proceed to Q4

4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	X	Class 10b(i) Construction of more than 500 dwelling units. The proposal consists of 1 no. dwelling on a site size of 0.094ha	Preliminary examination required (Form 2)

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

Inspector: _____ Date: _____

Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	ABP- 321671-25
Proposed Development Summary	Construction of a dwelling and all associated site works (alterations to planning reference 19/04974).
Development Address	Site between Cluain Ard and Tudor Heights, The Hill, Blarney, Co. Cork.
<p>The Board carried out a preliminary examination [ref. Art. 109(2)(a), Planning and Development regulations 2001, as amended] of at least the nature, size or location of the proposed development, having regard to the criteria set out in Schedule 7 of the Regulations.</p> <p>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</p>	
<p>Characteristics of proposed development</p> <p>(In particular, the size, design, cumulation with existing/proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<ul style="list-style-type: none"> • The proposal consists of 1 no. dwelling within the settlement boundary of Blarney town. • The development will consist of typical construction and related activities and site works. • Surface water will be discharged to public sewer/drain. • Wastewater will be discharged to public sewer.
<p>Location of development</p> <p>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European</p>	<p>The subject site is not located within any designated site. The nearest sites are:</p> <ul style="list-style-type: none"> • Ardamadane Wood pNHA (site code: 001799) is located c. 250m to the east.

<p>sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<ul style="list-style-type: none"> • Blarney Castle Woods pNHA (site code: 001039) is located c. 750m south. • Blarney Lake pNHA (site code: 001798) is located c. 1.2km south. • Blarney Bog pNHA (site code: 001857) is located c. 1.1km southeast. • Shournagh Valley pNHA (site code: 000103) is located c. 2km west and south. • Lee Valley pNHA (site code: 000094) is located c. 3.8km south. • Cork Harbour SPA (site code: 004030) is located c. 12km southeast. • Great Island Channel SAC (site code: 001058) is located c. 15km east. <p>My Appropriate Assessment screening concludes that the proposed development would not likely have a significant effect on any European site.</p> <p>The subject site is located outside any flood risk area for coastal and fluvial flooding.</p>
<p>Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<ul style="list-style-type: none"> • The site size measures 0.094ha. The size of the development is not exceptional in the context of the existing village environment. • There are existing dwellings adjacent to the proposed site. However, there is no real likelihood of significant cumulative effects within the existing

		and permitted projects in the area.
Conclusion		
Likelihood of Significant Effects	Conclusion in respect of EIA	Yes or No
There is no real likelihood of significant effects on the environment.	EIA is not required.	

Inspector:

Date:

DP/ADP: _____

Date: _____

(only where Schedule 7A information or EIAR required)