



An
Bord
Pleanála

Inspector's Report

ABP-321749-25

Development	Construction of a single storey residential dwelling and separate shed and the provision of a domestic wastewater treatment system and associated site services
Location	Cloughadoolarty North, Fedamore, Co. Limerick
Planning Authority	Limerick City and County Council
Planning Authority Reg. Ref.	2461085
Applicant(s)	Martha Noonan
Type of Application	Permission
Planning Authority Decision	Refuse
Type of Appeal	First Party
Appellant(s)	Martha Noonan
Observer(s)	None
Date of Site Inspection	3 rd March 2025
Inspector	Clare Clancy

Contents

1.0 Site Location and Description	4
2.0 Proposed Development	4
3.0 Planning Authority Decision	5
3.1. Decision.....	5
3.2. Planning Authority Reports	5
3.3. Prescribed Bodies.....	6
3.4. Third Party Observations	6
4.0 Planning History	6
5.0 Policy Context	7
5.1. Limerick City and County Development Plan 2022-2028	7
5.2. Natural Heritage Designations	9
6.0 EIA Screening	9
7.0 The Appeal.....	10
7.1. Grounds of Appeal.....	10
7.2. Planning Authority Response.....	11
7.3. Observations	11
8.0 Assessment.....	11
8.2. Site Suitability for Wastewater Disposal.....	12
9.0 AA Screening	16
10.0 Recommendation	16
11.0 Reasons and Considerations	16
Appendix 1 – Form 1: EIA Pre-Screening, Form 2: EIA Preliminary Examination	

1.0 Site Location and Description

- 1.1. The appeal site is located in the townland of Cloghadoolarty North and lies approx. 4.04 km to the southwest of Ballyneety village and approx. 2.64 km to the northeast of Fedamore village, in County Limerick.
- 1.2. The site fronts onto the adjoining local road L1145. There is an existing agricultural entrance serving the site. There is an existing dwelling to the north and to the east of site, and on the opposite side of the road there is a ribbon of dwellings.
- 1.3. The appeal site forms part of an agricultural landholding and is currently in agricultural pasture use. The roadside boundary is defined by a ditch backed by hedgerow. The ground level within the site is generally level with that of the adjoining public road with a slight fall in ground levels to the west. Ground conditions were dry under foot at time of site inspection, and there was some evidence of rushes occurring in small patches within the site.
- 1.4. The site is located in a rural area that is characterised by farmland and a considerable level of one-off housing. The prevailing building type on the area is single storey in scale.

2.0 Proposed Development

- 2.1. Permission is sought for the following:
 - Single storey dwelling,
 - Shed,
 - Wastewater treatment system.
- 2.1.1. The appeal site has a stated area of 0.66 ha.
- 2.1.2. The proposed dwelling will have a gross floor area of 214 m². It is single storey in scale with a max roof ridge height of 6.8 m.
- 2.1.3. The proposed garage will have a gross floor area of 60 m² and a max roof height of 5.5 m.
- 2.1.4. It is proposed to be connected to the adjoining Carnane Group Water Scheme.

3.0 Planning Authority Decision

3.1. Decision

By Order dated 23rd December 2024, Limerick City and County Council refused permission for the following reason:

The Planning Authority is not satisfied on the basis of the information submitted that the proposed development would not be prejudicial to public health because the site is unsuitable for the effective treatment and disposal of domestic effluent as trial hole and known site characteristics are not consistent with the presented percolation values. The proposed development would therefore, be prejudicial to public health.

3.2. Planning Authority Reports

3.2.1. Planning Reports

One planning report forms the basis of the assessment and recommendation. The main points area as follows:

Local Housing Need

- The site is located in an Area Under Strong Urban Influence in the Limerick Development Plan and Objective HO O20 applies, in particular Part 1 which relates to 'Persons with a demonstrable economic need to live in the particular rural area'. It was concluded that the applicant had some involvement in agricultural farming, however no substantial information provided.
- Part 2 relates to 'Persons with a demonstrable social need to live in a particular local rural area'. The Planning Authority (PA) concluded that the applicant was compliant with the objective on the basis that she has never owned a dwelling in the rural area, and is seeking to build her first home within 10 km of where she has lived for a substantial period of time. The applicant was deemed to comply with Objective HO O20.

Site Suitability

- A tertiary treatment system and infiltration/treatment area is proposed.

- Notes the report of the Environment Section, in particular, that the soil type is basin peat and Howardstown series which has poor draining characteristics.
- There is a Regionally Important Aquifer in the area which has high groundwater vulnerability.
- The trial hole and known site characteristics are not consistent with the presented percolation values.
- Refuse permission having regard to the report of the Environment Section.

Proposed Dwelling

- Acceptable in terms of siting, design, scale and finish.

Sightlines

- The road frontage is approx. 114 m. Roadside boundary to be set back to achieve sight lines. No objections raised, and in the event of a grant a condition to be included in regard to the height of the proposed new fence.

3.2.2. Other Technical Reports

- Roads Department (27th November 2024) – No objection subject to conditions. Notes that 90 m required sightlines are achievable.
- Environment (16th December 2024) – Recommended refusal on the basis that the trial hole and know site characteristics are not consistent with the presented percolation values.

3.3. **Prescribed Bodies**

None.

3.4. **Third Party Observations**

None.

4.0 **Planning History**

Appeal Site – None.

5.0 Policy Context

5.1. Limerick City and County Development Plan 2022-2028

Chapter 4 Housing

- **Objective HO O20 Rural Areas Under Strong Urban Influence**

It is an objective of the Council to consider a single dwelling for the permanent occupation of an applicant in the area under Strong Urban Influence, subject to demonstrating compliance with ONE of the criteria below:

1. Persons with a demonstrable economic need to live in the particular local rural area.

Persons who have never owned a house in the rural area and are employed in rural-based activity such as farming/bloodstock, horticulture or other rural-based activity, in the area in which they wish to build, or whose employment is intrinsically linked to the rural area in which they wish to build, or other persons who by the nature of their work have a functional need to reside permanently in the rural area close to their place of work (within 10km). (Minimum farm size shall be 12 hectares for farming or bloodstock). The applicant must demonstrate that they have been actively engaged in farming/bloodstock/horticulture or other rural activity, at the proposed location for a continuous period of not less than 5 years, prior to making the application. In the event of newly acquired land, to demonstrate that the proposed activity would be of a viable commercial scale, a detailed 5-year business plan will be required.

2. Persons with a demonstrable social need to live in a particular local rural area:

Persons who have never owned a house in the rural area and who wish to build their first home on a site that is within 10km of where they have lived for a substantial period of their lives in the local rural area (Minimum 10 years). The local rural area is defined as the area outside all settlements identified in Levels 1 – 4 of the Settlement Hierarchy. Excluding Level 4 settlements, where there is no capacity in the treatment plant

3. Persons with a demonstrable local exceptional need to live in a particular local rural area, examples include:

a) Returning emigrants who have never owned a house in the rural area, in which they lived for a substantial period of their lives (Minimum 10 years), then moved away or abroad and who now wish to return to reside in the local rural area (within 10km of where they lived for a substantial period of their lives). The local rural area is defined as the area outside all settlements identified in Levels 1 – 4 of the Settlement Hierarchy. Excluding Level 4 settlements, where there is no capacity in the treatment plant.

b) A person who has lived a substantial period of their lives in the local rural area, (at least 10 years), that previously owned a home and is no longer in possession of that home, due to the home having been disposed of following legal separation/ divorce/ repossession and can demonstrate a social or economic need for a new home in the rural area.

- **Objective HO O23 Occupancy Condition**

It is an objective of the Council to require that any house which is granted planning permission in the rural areas designated 'Areas under strong urban influence', will be subject to a requirement of occupancy of seven years by the applicant.

Chapter 6 Environment, Heritage, Landscape and Green Infrastructure

- **Objective EH O16 Septic Tanks and Proprietary Systems**

It is an objective of the Council to ensure that septic tanks/proprietary treatment systems, or other waste water treatment and storage systems which are required as part of a development, comply with the standards set out under EPA 2021 etc. and that they are constructed only where site conditions are appropriate. In respect of groundwater, it is a requirement that as part of the required site assessments the local groundwater conditions as identified in the groundwater protection scheme and the River Basin Management Plan 2022-2028¹ are properly assessed in informing the Groundwater Protection Response.

Chapter 8 Infrastructure

¹ It is noted that the correct title is "River Basin Management Plan 2022-2027"

- **Objective IN O11 Private Waste Water Treatment**

It is an objective of the Council to:

- a) Ensure adequate and appropriate wastewater infrastructure is available to cater for existing and proposed development, in collaboration with Irish Water, to avoid any deterioration in the quality of receiving waters and to ensure that discharge meets the requirements of the Water Framework Directive.
- b) Require all new developments to connect to public wastewater infrastructure, where available and to encourage existing developments that are in close proximity to a public sewer to connect to that sewer. These will be subject to a connection agreement with Irish Water and evidence of this agreement will be required as part of any planning application.
- c) Require all new development to provide separate foul and surface water drainage systems, to maximise the capacity of existing collection systems for foul water.
- d) Apply a presumption against any development that requires the provision of private wastewater treatment facilities (i.e. Developer Provided Infrastructure) other than single house systems and in very exceptional circumstances

5.2. Natural Heritage Designations

- pNHA: 001996 – Skoolhill – approx. 860 m to the southeast of the appeal site.
- SAC: 000439 - Tory Hill SAC – approx. 7.8 km to the southwest of the appeal site.
- SAC: 002165 - Lower River Shannon SAC – approx. 12 m to the east of the appeal site.

6.0 EIA Screening

The proposed development relates to the construction of a new dwelling with connection to the adjoining Group Water Scheme. It is proposed to service the site with a wastewater treatment system. Having regard to the nature, size and location of the proposed development, and to the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended) and projects listed in Schedule 5,

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 ruled out at preliminary examination stage and a screening determination is not required. Refer to Form 1 and Form 2 appended to this report.

7.0 The Appeal

7.1. Grounds of Appeal

The first party grounds of appeal which relates to the reason for refusal, may be summarised as follows:

- Contends that the decision of the PA is incorrect.
- The council state that the trial hole and know site characteristics are not consistent with the presented percolation values. As the soil is poorly draining (peat) so you would expect a higher percolation value than what was reported from the trial whole testing.
- The site assessor identified the soil type as being Surface Water Gleys, Ground Water Gleys, Grey Brown Podzolics and Brown Earth. The subsoil was identified as 'Till derived from Limestone'.
- The Geological Survey of Ireland (GSI) groundwater data maps suggest that the soils where the percolation test was carried out consists of surface and groundwater gleys which are typically grey or blue/grey in colour. The trial hole photos show brown unsaturated soils and not peat. The poorly draining peat soils highlighted by the council show to be situated west of the test area, according to the GSI maps.
- The GSI maps are not always 100% accurate as soils and soils can change locally over short distances.
- The council stated that the underlying aquifer is of regional importance and deemed high vulnerability. The aquifer should not be negatively affected if a domestic wastewater treatment system is installed in accordance with the EPA's code of practice 2021.

- The trial hole shows that mottling is evident at 1.2 meters below ground level, which indicates that the top 1.2 metres of soils are not saturated during the winter months. According to the EPA Code of Practice, 1.2 m of unsaturated subsoils is sufficient for tertiary treatment of effluent over a regionally important aquifer that is deemed of high vulnerability. Therefore it is submitted that there is no risk to the regionally important aquifer.
- The groundwater protection response (GPR) for the test area is R2¹. As per table 6.3 of the EPA Code of Practice, 1.2m of unsaturated subsoils is sufficient for tertiary treatment of effluent in sub soils with a GPR of R2¹.
- The council did not excavate additional trial holes, and no further reasoning is given to the basis of the contradictory determination of soil types present on site.
- The soil type was tested on site and the percolation values were found to meet the requirements of the EPA Code of Practice and to be sufficient to safely support infiltration of treated domestic effluent from the proposed domestic wastewater treatment system.

7.2. Planning Authority Response

None.

7.3. Observations

None.

8.0 Assessment

- 8.1.1. This is a first party appeal in relation to the Planning Authorities (PA) reason for refusal which relates to the suitability of the site to safely and adequately dispose of effluent arising from the proposed dwelling. I note that the PA was satisfied that the local housing need of the applicant complied with Objective HO O20 in particular, Part 2 which relates to persons with a demonstrable social need to live in a particular local rural area. The PA was also satisfied that the proposed access to serve the dwelling was acceptable subject to a number of standard roads conditions outlined in the report

of the Roads Department. In terms of siting and design, I note that the PA raised no objection to same and that the proposed design of the dwelling and garage was of an acceptable design and scale and did not unduly impact on surrounding residential or visual amenities. Having reviewed all of the aforementioned, I am satisfied that the applicant has demonstrated compliance with Objective HO O20 of the development plan, that the proposed means of access is acceptable in terms of adequate sightlines, and that the siting, design and scale of the proposed development is acceptable.

8.1.2. In that the regard, having examined the application details and all other documentation on file, including all of the submission(s) received in relation to the appeal, the reports of the local authority, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issue in this appeal to be considered is as follows:

- Site Suitability for Wastewater Disposal

8.2. **Site Suitability for Wastewater Disposal**

8.2.1. Objective EH O16 of the Limerick Development Plan requires that where it is proposed to service a rural dwelling with a septic tank / proprietary treatment system or other wastewater treatment and storage system, proposals must comply with the EPA 2021 etc², and are constructed only where site conditions are appropriate. Furthermore, in relation to groundwater, it is a requirement as part of the site assessment, the local groundwater conditions as identified in the groundwater protection scheme and the River Basin Management Plan 2022-2028 are properly assessed in informing the Groundwater Protection Response.

8.2.2. I note the reason for refusal of the PA and its assessment. The soil type identified for the area is '*Basin Peat and Howardstown Series*' and such soil type characteristics would be indicative of poorly draining soil. The site also overlies a Regionally Important Aquifer which has High Groundwater Vulnerability. I note that refusal was recommended on the basis that the trial hole and the known site characteristics are not consistent with percolation values. The PA concluded that as the soil is poorly

² Objective EH O16 specifically states 'EPA 2021 etc', but likely refers to The Environmental Protection Agency Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10).

draining a higher percolation value would be expected than what is stated in the site suitability assessment results.

- 8.2.3. Under the EPA Code of Practice 2021, the trial hole in locally important or poor aquifers, should be excavated to a depth of at least 2.1 m or to bedrock. In all cases where regionally important aquifers underlie the site, or for Groundwater Protection Responses (GPR) of R2², R2³, R3¹ or R3² the trial hole depth should be at least 3.0 m (where possible) in order to prove that the existing vulnerability classification, as determined during the desk study, is correct. If the bedrock is met within 3.0 m of the surface in such cases, when the existing vulnerability classification is 'high', 'moderate' or 'low', this vulnerability classification must be considered at a site level to be 'extreme' and this new local GWPR relating to 'extreme' groundwater vulnerability adhered to for the site. Where such shallow bedrock is met, there may still be solutions for discharge to ground, in compliance with the GWPRs.
- 8.2.4. The appeal site overlies a 'Regionally Important Rk' aquifer which has a 'High' vulnerability classification in the GSI Groundwater maps. The GPR is indicated to be R2¹.
- 8.2.5. The Site Suitability Assessment Form indicates that the trial hole with a depth of 2.3 m recorded 300 mm of topsoil and 980 mm of silt/clay. The depth from ground surface to the water table was 1.6 m and mottling was encountered at 1.2 m below ground level (BGL).
- 8.2.6. With regard to the percolation characteristics of the soil, a T value of 29.47 minutes /25 mm was recorded and a P value of 38.06 minutes / 25 mm was recorded. Based on the test results it is proposed to install a tertiary treatment system and infiltration / treatment area and to discharge to ground water. This requires a 300 mm deep gravel distribution area and the area of same with a PE 6 is required to be 45 m². Supporting details are provided including drawings and a cross section.
- 8.2.7. In its response submission to the appeal, the first party contents that the site characteristics were deemed suitable to support disposal of effluent arising from the dwelling. The GSI groundwater data maps indicated the soils where the percolation test was carried out consist of surface and groundwater gleys which are typically grey or blue / grey in colour and the trial hole shows brown unsaturated soils and no peat.

- 8.2.8. Upon examination of best practice survey methods (GSI.ie) I note that the soil type classification is described as '*Till derived chiefly from limestone*' and the bedrock type is '*Waulsortian Limestone*'. Pursuant to site inspection, I noted the low-lying nature of the site and generally good pasture grazing nature of the land. Patches of rushes were evident.
- 8.2.9. I note that the depth from ground surface to the water table was recorded as 1.6 m, and mottling was recorded at 1.2 m BGL which may be indicative of the winter fluctuating water table. The photos of the trial hole show the soil conditions to be quite wet and concentrated.
- 8.2.10. I note from review of the 'Teagasc Soils' map (GSI.ie), that the soil type relating to the appeal site is described as '*Till derived chiefly from limestone*'. The soil type referred to by the PA appears to relate to an area that is just to the west of the appeal site. This soil type is classified as '*Cut Peat*'.
- 8.2.11. In the Site Assessment Report submitted with the application details, it outlines that subsurface and surface test holes were dug. The following is noted:

Subsurface:

- 3 site suitability tests at 3 different locations were carried out over a 2 day period.
- On the first day, 3 no. subsurface test holes failed.
- On the second day, 2 no. tests in close proximity of the test site which failed, demonstrated positive results. 4 out of 6 holes tested yielded positive results.

Surface:

- On the first day, 1 out of 3 test holes failed.
- On the second day, 4 new surface test holes were tested which demonstrated a positive result.

It concludes that the subsoils within the areas tested appeared to show slight variations over short distances and that the inconsistency of the results correlates with the contrasting Teagasc soils (surface water gelys, ground water gelys, BminPD, grey brown podzolics, brown earths, BminDW).

- 8.2.12. In all cases where regionally important aquifers underlie the site, or for GWPRs of R2², R2³, R3¹ or R3², the trial hole depth should be at least 3.0 m (where possible) in order

to prove that the existing vulnerability classification, as determined during the desk study, is correct. If the bedrock is met within 3.0 m of the surface in such cases, when the existing vulnerability classification is 'high', 'moderate' or 'low', this vulnerability classification must be considered at a site level to be 'extreme' and this new local GWPR relating to 'extreme' groundwater vulnerability adhered to for the site. Where such shallow bedrock is met, there may still be solutions for discharge to ground, in compliance with the GWPRs.

- 8.2.13. As noted about, the trial hole depth is required to be at least 3.0 m as the site overlies a regionally important aquifer. In this case, the assessor has not given any rationale as to why this depth could not be met within the trial hole. In the absence of knowledge of the ground conditions below the depth of the trial hole that was excavated, it cannot be verified that the existing vulnerability classification is correct and what the site specific requirements might be. Notwithstanding that the recorded T and P values have indicated that the site would be suitable for a tertiary treatment system and infiltration / treatment area, concerns arise in regard to the limitations of the information submitted. Bedrock is not indicated in the 2000mm below ground level however, it is incumbent on the applicant to demonstrate its presence or not within 3000mm below ground level, where regionally important aquifers underlie the site.
- 8.2.14. I would further note that there is a high concentration of single dwellings located along the road adjacent to the site. In the absence of a public sewer serving this area, these dwellings would be serviced by domestic wastewater treatment systems and discharging to groundwater. This is noted in the Site Characterisation Assessment however no appraisal is given of the cumulative impact to groundwater. Therefore, the high concentration of wastewater treatment systems serving individual dwellings in a limited area would pose a risk to groundwater in the area.
- 8.2.15. Having regard to the foregoing, I conclude that the subject appeal site is unsuitable for the safe and adequate disposal of effluent arising from the proposed development and would pose a risk to groundwater pollution and would be prejudicial to public health, which would be contrary to Objective EH O16 of the development plan.

9.0 AA Screening

- 9.1.1. I have considered the proposed development in light of the requirements of S177U the Planning and Development Act 2000 as amended.
- 9.1.2. The subject site is located at Cloughadoolarty North, Fedamore, Co. Limerick. The proposed development comprises a single dwelling and wastewater treatment system.
- 9.1.3. It is not located within or immediately adjacent to a European site. The nearest European sites are:
- SAC: 000439 - Tory Hill SAC – approx. 7.8 km to the southwest of the appeal site.
 - SAC: 002165 - Lower River Shannon SAC – approx. 12 m to the east of the appeal site.
- 9.2. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is as follows:
- The small scale and nature of the development,
 - Location-distance from nearest European Sites and lack of connections.
 - Taking into account the AA Screening determination by the PA.
- 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.
- 9.4. 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

I recommend that permission is refused for the proposed development.

11.0 Reasons and Considerations

Notwithstanding the proposal to use a tertiary treatment system and infiltration area and having regard to the location of a 'Regionally Important' aquifer which the site

overlies that has a 'High' vulnerability classification, and to the proliferation of domestic wastewater treatment systems in this rural area, and in the absence of detailed information to clearly demonstrate that the ground conditions within the site are suitable for the safe and adequate disposal of effluent, the Board is not satisfied on the basis of the information on the file, that effluent arising from the proposed development can be satisfactorily treated and disposed of on the site in accordance with the EPA Code of Practice for Domestic Wastewater Treatment Systems (PE <10) (EPA 2021), and that the impact of the proposed development in conjunction with existing wastewater treatment systems in the area would not give rise to a risk of groundwater pollution. It is considered that the proposed development would be at variance with Objective EH O16 of the Limerick City and County Development Plan 2022-2028, would be prejudicial to public health and would therefore, be contrary to the proper planning and sustainable development of the area.

Clare Clancy
Planning Inspector

29th April 2025

Form 1
EIA Pre-Screening

An Bord Pleanála	ABP-321749-25		
Case Reference			
Proposed Development Summary	Construction of a single storey residential dwelling and separate shed and the provision of a domestic wastewater treatment system and associated site services		
Development Address	Cloughadoolarty North, Fedamore, Co. Limerick		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?		Yes	✓
(that is involving construction works, demolition, or interventions in the natural surroundings)		No	Tick if relevant. No further action required
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	✓	Class 10(b) of Part 2, Infrastructure projects, construction of more than 500 dwelling units.	Proceed to Q3.
No			Tick if relevant. No further action required
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			EIA Mandatory EIAR required
No	✓	Class 10(b) of Part 2, Infrastructure projects, construction of more than 500 dwelling units.	Proceed to Q4

4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	✓	Class 10(b) of Part 2, Infrastructure projects, construction of more than 500 dwelling units. Development is for a single house, significantly below threshold.	Preliminary examination required (Form 2)

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

Inspector: _____

Date: _____

Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	ABP-321749-25
Proposed Development Summary	Construction of a single storey residential dwelling and separate shed and the provision of a domestic wastewater treatment system and associated site services
Development Address	Cloughadoolarty North, Fedamore, Co. Limerick
<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 (In particular, the size, design, cumulation with existing/proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<p>Development comprises a single dwelling, it considered that there are no environmental implications with regard to the size, design, cumulation with existing/proposed development, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health.</p>
<p>Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<p>Development comprises a single dwelling, there are no environmental sensitivities in terms of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic,</p>

	cultural or archaeological significance.	
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).	Development comprises a single house, there is not likely to be significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation.	
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.	No – EIA is not required
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	Schedule 7A Information required to enable a Screening Determination to be carried out.	No – Schedule 7A Information is not required.
There is a real likelihood of significant effects on the environment.	EIAR required.	No – EIAR is not required

Inspector: _____

Date: _____

DP/ADP: _____

Date: _____

(only where Schedule 7A information or EIAR required)