

An
Bord
Pleanála

Inspector's Report

ABP-321764-25

Development	Dwellinghouse with improvements to existing site entrance, setback of roadside hedge, driveway and landscaping, on-site wastewater treatment system in compliance with EPA standards, and ancillary works.		
Location	The Paddock, Quarry Road, Rathmichael, Co.Dublin.		
Planning Authority Ref.	D24A/0872/WEB.		
Applicant(s)	Eileen O'Sullivan		
Type of Application	Permission	PA Decision	Refuse permission.
Type of Appeal	First Party	Appellant	Eileen O'Sullivan
Observer(s)	3		
Date of Site Inspection	14.04.2025	Inspector	Des Johnson

1. Site Location/ and Description.

- 1.1 The site is located on the western side of Quarry Road, a short distance south of Rocklands development of 3 dwellings, and approximately 0.2km south of the junction with Ferndale Road in Rathmichael, Co. Dublin. The site has a treeline boundary with Quarry Road and is on a sharp bend in the carriageway. There is an existing site entrance with locked wooden gates at the northern end of the site.

1.2 Quarry Road has an effective carriageway of 5.5m adjoining the subject site. It has no road markings, and no footpaths along this stretch. There is public lighting at Rocklands and also opposite the site on the eastern side of the carriageway.

1.3 The site is overgrown and stores sundry items, including building materials. There is a derelict structure at the southern end of the site. 'Woodlane House', a two-storey detached dwelling adjoins to the north and north west, and 'Suimneas', a 1.5 storey dwelling adjoins to the south west.

1.4 Housing along Quarry Road is a mixture of detached house types on large sites.

2. Proposed development.

2.1 The proposed development is for a dwellinghouse with improvements to existing site entrance, setback of roadside hedge, driveway and landscaping, on-site wastewater treatment system in compliance with EPA standards, and ancillary works.

2.2 The proposal is for a 2-storey, 4-bedroom, detached dwelling (dormer to front and 2-storey to rear). The 1st Party is owner of the site. The site area is stated to be 0.120ha, and the gross floor area proposed is stated to be 151sqm.

2.2 It is proposed to connect to public water supply. An on-site treatment system is proposed.

2.3 It is proposed to reconfigure the site entrance at the northern end of the site and to set back the roadside hedge to increase sightlines.

2.3 The application states this is a perched site. Acid Brown Earth overlies Cambrian metasediments. The site lies on a High Vulnerability aquifer.

3. PA's Decision

3.1 The Planning Authority decided to Refuse Permission for 2 reasons.

3.2 Reason1 for refusal states that the site is located on Tier 2 lands which are not currently sufficiently serviced. The site is within the Rathmichael Local Area Plan (LAP) boundary and for which a LAP will be prepared. The proposed development would be contrary to the provisions of Section 2.6.1.3 of the Plan, would set an undesirable precedent, and would be contrary to the A1 zoning objective.

3.3 Reason 2 for refusal states that the proposed development would endanger public safety by reason of traffic hazard, due to increase in conflicts between pedestrian/cyclist/vehicle movements, and the inadequacy of the road network.

The proposed development would be premature pending the preparation and completion of Rathmichael LAP.

3.4 The Planner's report states that the site is zoned 'A1'. Residential development is permitted in principle where it is considered by the Planning Authority to be compatible with the overall policies and objectives for the zone, would not have undesirable effects, and would be consistent with the proper planning and sustainable development of the area. The Forward Planning and Active Management Report states that the development would undermine the intended plan-led and co-ordinated approach to residential development in the Rathmichael area because the LAP for the area has yet to be adopted. The Planning Authority considers that a plan-led approach is of paramount importance. As such, the proposed development would be contrary to the zoning. These are Tier 2 lands and are not currently sufficiently serviced. The development would set an undesirable precedent. There is a lack of pedestrian facilities on Quarry Road which is unsuitable for further intensification in its current form.

3.5 Forward Planning and Active Land Management Report details the history to the intended LAP for Rathmichael. The proposed development undermines the intended plan-led and co-ordinated approach to residential development in the Rathmichael area.

3.6 Transport Planning recommends refusal for reason of endangerment of public safety by reason of traffic hazard or obstruction of road users or otherwise.

3.7 Parks and Landscape Services recommends conditions in the event of permission being granted.

3.8 Drainage Planning has no objections subject to conditions.

3.8 Environmental Health Officer Report requires further assessment before a decision is made.

4. Planning History.

4.1 Reg Reference: D08A/1211 – permission refused by the Planning Authority for two-storey dwelling, wastewater treatment unit and percolation area, entrance, and ancillary works at this site. There were 3 reasons for refusal relating to traffic hazard, inadequate site size for the provision of wastewater treatment system prejudicial to public health, and out of character with the surrounding pattern of development.

4.2 Reg Reference: D17A/1065 – permission refused by the Planning Authority for dwelling house with alterations to existing entrance, driveway, drainage, on-site

wastewater treatment unit with percolation area, and ancillary works on this site. There were 3 reasons for refusal. The first reason for refusal states that the proposed development would be contrary to Development Plan provisions relating to on-site wastewater treatment facilities within this catchment, and be prejudicial to public health. The second reason for refusal relates to traffic hazard and obstruction of road users, and the third reason states that the development would be out of character with the surrounding pattern of development in the area, and would set an undesirable precedent.

4.3 Reg Reference: D24A/0904 – permission refused by the Planning Authority for detached single storey dwelling (142sqm) on a site of 0.197ha, reconfigured main site entrance (including cut back of roadside boundaries) providing dual vehicular access at No.7, Quarry Road. There were 2 reasons for refusal. Reason 1 for refusal states that the site is located on Tier 2 lands which are not currently sufficiently serviced. The site is within the Rathmichael LAP boundary and for which a LAP will be prepared. The proposed development would be contrary to the provisions of Section 2.6.1.3 of the Plan, would set an undesirable precedent and would be contrary to the A1 zoning objective. Reason 2 for refusal states that the proposed development would endanger public safety by reason of traffic hazard, due to increase in conflicts between pedestrian/cyclist/vehicle movements, and the inadequacy of the road network. The proposed development would be premature pending the preparation and completion of Rathmichael LAP. These are similar reasons for refusal to the current case (Reference: 321764). The decision is currently on appeal before the Board.

5.Planning Policy

5.1 The Development Management, Guidelines for Planning Authorities (2007). The Guidelines were issued under Section 28 of the Planning and Development Act 2000, and Planning Authorities must have regard to them in the performance of their functions. Section 7.16.1 of the Guidelines refers to Premature Development. It states that development which is premature because of a commitment in a development plan to prepare a strategy, Local Area Plan or framework plan not yet completed should only be used as a reason for refusal if there is a realistic prospect of the strategy or plan being completed within a specific stated time frame.

5.2 The Dun Laoghaire County Development Plan 2022-2028 is the operative County Development Plan. It came into effect on 21st April 2022. Under the Plan the site is zoned 'Objective A1' which seeks 'to provide for new residential communities and sustainable neighbourhood infrastructure in accordance with

approved local area plans'. The subject site is located within the proposed Rathmichael LAP boundary for which a LAP will be prepared.

5.3 Section 2.3.7.2 refers to Tiered Approach to Land Zoning. Tier 2 lands are not currently sufficiently serviced to support new development but have potential to become fully serviced within the lifetime of the Plan. Tier 2 lands may be positioned within the existing built-up footprint, or contiguous to existing developed lands, or to Tier 1 zoned lands. (The site is categorised as Tier 2 lands).

5.4 Section 2.6.3.1: "It is noted that within the A1 zoned lands at both Old Connaught and Rathmichael there are a number of existing properties. Minor modifications and extensions to these properties can be considered in advance of the relevant Local Area Plans".

5.5 Appendix 1 refers to Tiered Approach to Land Zoning – Infrastructural Assessment. Section 4.7 states that Old Connaught and Rathmichael are identified as new residential communities in the settlement strategy of the CDP. Old Connaught and Rathmichael are not currently serviced, and the future development of these areas is contingent upon the timely delivery of supporting infrastructure. Implementation plans incorporating phasing programmes are to be prepared as part of the Local Area Plan making process for both new communities, linking development with the commensurate delivery of supporting infrastructure.

6.Natural Heritage Designations

- Ballyman Glen SAC & pNHA – c.2.7km to south, south west
- Knocksink Wood SAC 7 pNHA – c. 3.9km to south west
- Rockabill to Dalkey Island SAC – c. 4-2km to the north east

7. The Appeal

7.1 First Party Appeal.

7.1.2 These may be summarised as follows:

- The site is in an area zoned A1, and residential development is permitted in principle.
- The Board overturned previous Planning Authority decisions to refuse – PL06D.314926 and PL06D.315819.

- Development Management Guidelines 2007 state that “development which is premature because of a commitment in a development plan to prepare a strategy, Local Area Plan or framework plan not yet completed should only be used as a reason for refusal if there is a realistic prospect of the strategy or plan being completed within a specific stated time frame”. In this case no date has been given for the publication and adoption of the LAP in the County Development Plan. The forward planning team have confirmed that the process has not yet begun. The Planning Authority are looking to freeze development unfairly. The LAP could be years away. The Planning Authority approach is unreasonable.
- Due to the size, scale, and nature of the proposed development, it is likely to be consistent with the standards set out in the future LAP.
- The local authority carried out road improvements on Quarry Road several years ago, including the widening and realignment of sections of the roadside along the subject site. The set back boundaries proposed in this application will allow for the future construction of pedestrian footpaths.
- The wastewater treatment system will fully comply with EPA standards, and confirmation of this can be prior to commencement.

The grounds of appeal attach a copy of the Development Management Guidelines for Planning Authorities, June 2007, and 3 Case Studies relating to PL06D.314926, PL06D.315819 and 06D.320949.

06D.314926 – permission granted on appeal for development comprising change-of use of existing detached single-storey vacant farm building to residential use, including a wastewater treatment system at Seaview Farm, Quarry Road. The Planning Authority refused on prematurity grounds. The Inspector noted that the Planning Authority had not identified a time frame for even a draft Rathmichael Plan, let alone a completed one. The Inspector also noted the low level of development on the roadway and that traffic movements are generally low. There is an existing entrance which is to be relocated.

06D.315819 – permission granted for development comprising construction of a detached two-storey 5-bedroom dwelling with new on-site wastewater treatment system at Old Rathmichael, Shankill. The Planning Authority refused on prematurity grounds, and traffic hazard. The Inspector noted that the County Development Plan states that a new plan is to be prepared for Rathmichael, with no date given. The Planner’s Report states that it is anticipated that a LAP will be advanced in 2023-2024, but it is unclear where this date originates. There appears

to be no date for the completion, adoption or even commencement of the preparation of the Plan. There appears to be no realistic prospect of the LAP being completed within a specified timeframe. The Inspector noted that traffic levels are anticipated to be low. There is an existing entrance which is to be relocated.

06D.320949 – permission refused by the Planning Authority for construction of a detached (dormer) dwelling, including driveway, car parking space for two cars, wastewater treatment system, and associated site works at 6A Old Rathmichael, Shankill. (Note: In a decision dated 13th February 2025, the Board refused permission for reason that the proposed development, in advance of a LAP for the area, would contravene the A1 zoning objective provisions of the CDP).

Other cases referred to in the grounds of appeal are D23A/0266, D19A/0919 and D23A/0314.

7.1.3 There are 3 objections/observations submitted and may be summarised as follows:

Objection/Observation 1

- Planning permission has been refused on 3 occasions for a house on this site on substantive planning grounds
- The site is not adequate for the provision of a wastewater treatment system in an area of known groundwater vulnerability. There would be an excess of treatment systems in the area.
- The proposal is too close to “Waterside” and would be completely out of character with the density of the area
- There are inadequate sightlines on a sharp bend on Quarry Road
- The proposal would overlook neighbouring property and have an overbearing impact
- The examples cited by the 1st party where the Board overturned the Planning Authority are not comparable for the purpose of drawing precedence
- The Observers recently moved into the area and relied on the LAP provisions when purchasing
- The site is on a sharp bend on a public rural road with regular traffic. The road is used by private vehicles, agricultural vehicles, horses and riders, cyclists, and hikers. There is a lack of pedestrian facilities, and inadequate sightlines.

Objection/Observation 2

- Planning permission has been refused on 3 occasions for a house on this site on substantive planning grounds
- The site is not adequate for the provision of a wastewater treatment system in an area of known groundwater vulnerability.
- There are inadequate sightlines on a sharp bend on Quarry Road. Quarry Road has a steep gradient with sharp bends. There are no footpaths. The road is frequented by hill walkers, cyclists, agricultural vehicles, lorries, and cars. There is roughly a 3m level difference between the proposed entrance and the centre line of the adjoining road, and exiting from then site would be hazardous
- The proposal is too close to "Waterside" and would be completely out of character with the density of the area. It would result in overlooking front and back, and general loss of privacy
- There is no material change in planning circumstances since previous refusals.
- The applicant has not demonstrated legal interest in all the lands required for sightlines
- The site should be assessed concurrently with the application for 'Suimhneas' in terms of adequacy for wastewater treatment. The area is an area of known groundwater vulnerability
- The Planning Authority website indicates that pre-draft consultation stage for the Rathmichael LAP will be held in Q1 2025.

Objection/Observation 3

- Quarry Road is a narrow county road on a steep gradient It has a variety of users.
- The proposed development has inadequate sightlines. The proposal that certain boundaries be cut back refers to lands not in the applicant's ownership. Even with cut back of boundaries there would still be inadequate sightlines.
- There is a lack of public lighting, footpaths, and cycle lanes. The proposal would endanger public safety.

- Water run-off could not be contained on this small site, and adjoining dwellings would be impacted

7.2 P.A. Response

7.2.1 None on file.

8. EIA Screening

8.1 See completed Form 2 on file. The proposed development is for a detached two-storey dwelling on an established residential rural road. Schedule 5, Part 2, Section 10(b)(i) of the Planning and Development Regulations 2001, as amended, lists the "Construction of more than 500 dwelling units' as a Class of Development for the purposes of Part 10. As such, the proposed development is sub-threshold for the purposes of EIA. Having regard to the nature of this sub-threshold development, and the location of the site removed from sensitive locations or features on an established residential road, it can be reasonably concluded that the proposed development would not be likely to have any real likelihood of significant effects on the environment either by itself or in conjunction with other developments. As such, no EIAR or screening for assessment is required.

9.0 Assessment

9.1 The proposal is for a 2-storey detached dwellinghouse (dormer to the front and 2-storey to the rear), with improvements to existing site entrance, setback of roadside hedge, driveway and landscaping, on-site wastewater treatment system and ancillary works. The site area is stated to be 0.120ha, and the gross floor area of the proposed dwelling is stated to be 151sqm.

9.2 The Planning Authority decided to Refuse Permission for 2 reasons. Reason1 states that the site is located on Tier 2 lands which are not currently sufficiently serviced. The site is within the Rathmichael LAP boundary and for which a LAP will be prepared. The proposed development would be contrary to the provisions of Section 2.6.1.3 of the Plan, which relates to LAP Plan Making, and Reason 2 states that the proposed development would endanger public safety by reason of traffic hazard and would be premature pending the preparation and completion of the Rathmichael LAP.

9.3 I submit that the following are the key planning matters for consideration in this assessment:

- Planning policy
- Site planning history
- Residential amenities
- Traffic considerations
- Wastewater treatment
- Appropriate Assessment

Planning Policy

9.4 The site is in an area zoned A1 in the current Development Plan for the area, with the objective 'to provide for new residential communities and sustainable neighbourhood infrastructure in accordance with approved Local Area Plans.

9.4.1 National policy relating to Local Area Plans is set out in the Development Management Guidelines for Planning Authorities. It advises that prematurity should only be used as a reason for refusal where there is a realistic prospect of the Local Area Plan being completed within a specific timeframe. In this case, the subject site is within the boundary for the proposed Rathmichael Local Area Plan.

9.4.2 The grounds of appeal state that residential development is permissible under the A1 zoning. They also contend that no date has been given for the publication and adoption in the County Development Plan and that the forward planning team of the Planning Authority confirmed that the process of Local Area Plan making has not yet begun. The Planning Authority (through the Forward Planning and Active Land Management Report) state that the A1 zoning Objective was first introduced under the County Development Plan 2022-2028 (the Plan). The rationale for the change of the A zoning under the previous Plan was to address concerns of the Office of the Planning Regulator (the OPR) in relation to the phasing/prioritisation of residentially zoned land in the County. The change was welcomed by the OPR. The Plan (section 2.4.6) considers that a plan-led approach to Rathmichael is of paramount importance. It is the intention to prepare the Local Area Plan during the lifetime of the Plan. Since the adoption of the County Development Plan the Planning Authority has commenced the process of preparing the Local Area Plan for Rathmichael. In mid 2023, Consultants were engaged

to prepare an Infrastructure Study, which will identify infrastructural deficiencies, for the Rathmichael area. It is anticipated that the Study which will inform the Local Area Plan, will be finalised in Q4 of 2024. Pre-draft consultation of the Rathmichael Local Area Plan will be undertaken in Q1 of 2025 and a draft Local Area Plan will be progressed and published for public consultation in 2025. (Notification of Pre-Draft Consultation: Rathmichael Local Area Plan has been given and consultation commenced. The Draft is on display between 4th April 2025 to 9th May 2025).

9.4.3 Based on the information presented on file, I conclude that the Planning Authority has demonstrated that progress is being made in relation to the Rathmichael Local Area Plan, and that a timescale for public consultation of a draft has been given.

9.4.4 The A1 zoning does allow for minor modifications and extensions to existing properties in the Rathmichael area. I conclude that the proposed development is not a minor modification or extension to an existing property and, as such, would contravene the zoning objective. It could also set a precedent for other similar developments in the area, which could be prejudicial to the making of the Local Area Plan.

Site Planning History

9.5 There is a planning history relating to the site. There are two previous refusals as detailed in Section 4 of this report. These decisions were made at a time when previous County Development Plans were in operation, and the zoning objective was different.

9.5.1 The appellants contend that the Board has previously overturned refusals of permission on grounds of prematurity at Seaview Farm (314926) Quarry Road and Old Rathmichael (315819). I note that 314926 relates to a change-of-use of existing detached single-storey vacant farm building to residential use, and on-site wastewater treatment system. The decision is dated November 2023, and the Board had regard to the zoning objective of the area, and concluded that the proposed development would not cause a traffic hazard or be prejudicial to public health. I note that 315819 relates to construction of a dwelling and all associated site works. The decision is dated February 2024, and the Board had regard to the zoning objective for the area, and concluded that the proposed development would not give rise to traffic hazard or obstruction of road users.

9.5.2 A recent relevant decision by the Board relates to 6A Old Rathmichael for the construction of a dwelling and wastewater treatment system (320949). In a decision dated 13th February 2025, the Board upheld the Planning Authority to refuse permission for reason that the proposed development would contravene the zoning objective A1 in advance of the Local Area Plan for the area.

Residential amenities

9.6 Having regard to the proposed design and scale, the siting and orientation of the proposed dwelling, and the separation from surrounding property, I conclude that the proposal would not give rise to significant overlooking of neighbouring property or be unduly injurious to the privacy of those properties. The cut back of the site boundary could increase the visual prominence of the dwelling but I consider that it would not be overbearing. Observers contend that the proposed development, on a relatively small site compared with surrounding property, would be out of character with the existing density in the area. I do not consider that this would not be a reasonable reason for refusal of planning permission, pending the making of the Local Area Plan for Rathmichael.

Traffic considerations

9.7 The Planning Authority considers the road network in the area to be inadequate. I note from inspection, that the site has an existing entrance. The site adjoins the public road which has an effective carriageway of approximately 5.5m. There is public lighting opposite the site on the other side of the carriageway. The site is on a sharp bend in the road, which has no footpaths.

9.7.1 The visibility from the existing site entrance along the road are restricted in both directions. It is proposed to reconfigure the entrance and improve sightlines by removing boundary shrubbery along the site frontage. A sightline of 71m is indicated to the centre of the carriageway to the north, and 44m to the centre of the carriageway to the south. Observers contend that the sightlines are substandard on to Quarry Road, at a sharp bend.

9.7.2 On this issue I agree with the second reason for refusal. The sightlines are inadequate on to a substandard Quarry Road, with no footpaths and adjacent to a sharp bend in the carriageway.

9.7.3 An Observer contends that the proposed improved sightlines would entail the cut back of boundaries which are not in the 1st party ownership. This contention is not substantiated by evidence submitted. I am unclear as to the 1st party control over the lands to the north. In any event, I draw the Boards attention to Section 34(13) of the Planning and Development Act 2000, as amended, which states that a person shall not be entitled solely by reason of a permission under this section to carry out any development.

Wastewater treatment

9.8 The proposal is for an on-site wastewater treatment system. The application is supported by a Site Suitability Report. The EHO report states that further assessment is needed in areas of *high to extreme* vulnerability, such as Rathmichael, in accordance with section 12.10.3.1 of the CDP. The Planning Authority previously refused permission on this site for reason relating to the development being prejudicial to public health. The Planner's report in the current case refers to the EHO recommendation, and states that had grounds for refusal not been already reached, the issues raised could have been subject to a request for Further Information. I agree with this approach. I consider that further assessment would be required, including examination of impacts arising from the topography of the site relative to adjoining properties, and assessment of the impacts of the concentration of wastewater treatment units in the vicinity of the site.

Appropriate Assessment

9.9 I have considered the proposed development in light of the requirements of S177U of the Planning and Development Act 2000 as amended. The subject site is located in a rural residential area, separated from designated European sites as detailed in Section 6 of this report. The proposed development consists of the construction of a detached dwelling, improvements to site entrance, and on-site wastewater treatment system. No nature conservation concerns are raised. Having regard to the nature and scale of development, location on a rural residential road, and separation from and absence of connectivity to European sites, it is concluded that no Appropriate Assessment issues arise as the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

10. Recommendation

I recommend that planning permission be refused.

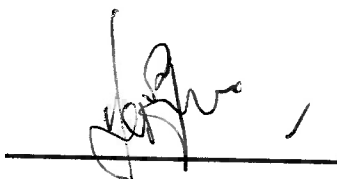
Reasons

1. Having regard to the A1 zoning objective of the area, as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and the associated objective which seeks 'to provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved Local Area Plans', Section 2.6.1.3 of the County Development Plan (Local Area Plan-Making Programme), which sets out that within the Rathmichael A1 zoned area 'minor modifications and extensions to existing properties' can be considered in advance of the relevant Local Area Plan being in place, and Appendix 1, Section

4.7 (New Residential Communities: Old Connaught and Rathmichael) which sets out that development in this Tier 2 area is contingent upon the timely delivery of supporting infrastructure, it is considered that the proposed development of a dwelling at this location, with a reconfigured vehicular access, is not a minor modification or an extension to an existing property. The proposed development would be contrary to the A1 zoning objective for the area, section 2.6.1.3 and Appendix 1, Section 4.7 of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Additional traffic generated by the proposed development on to Quarry Road, which is seriously substandard in alignment, at a point where sightlines are seriously inadequate, and the precedent it would set for similar developments, would endanger public safety by reason of traffic hazard and obstruction to road users.

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.



Des Johnson

Planning Inspector

Date 16.04.2015


Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	321764-25		
Proposed Development Summary	Detached dwellinghouse, reconfigured entrance, on-site wastewater treatment system		
Development Address	The Paddock, Quarry Road, Rathmichael, Co. Dublin.		
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	Yes
		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	Yes	Schedule 5, Part 2, Class 10(b)(i).	Proceed to Q3.
No			
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			
No	No	Threshold more than 500 dwelling units	
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	Yes	Threshold more than 500 dwelling units	Preliminary examination required (Form 2)

5. Has Schedule 7A information been submitted?		
No	No	
Yes		

Inspector:  _____
 14.04.2025 _____

Date:

Form 2
EIA Preliminary Examination

An Bord Pleanála Case Reference Number	ABP- 321764-25	
Proposed Development Summary	Detached dwelling, reconfigured entrance, on-site wastewater treatment system.	
Development Address	The Paddock, Quarry Road, Rathmichael, Co. Dublin.	
<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>		
Construction of a detached dwelling, reconfigured entrance, and on-site wastewater treatment system.	The development has a modest footprint, on a vacant site in an established rural residential area. It comes forward as a standalone project. It requires the demolition of a derelict structure. The proposal does not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance, subject to conditions.	
Location of development The Paddock, Quarry Road, Rathmichael, Co. Dublin.	This is an established rural residential road.	
Types and characteristics of potential impacts No significant impacts on the wider environment. Localised impacts resulting from infill nature of development. No significant negative impacts on European sites.	Having regard to the characteristics of the development and the sensitivity of its location, I consider that there would be no potential for significant effects on the environmental factors listed in section 171A of the Act, subject to conditions to any permission granted.	
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.	EIA not required
There is significant and realistic doubt regarding the likelihood	Schedule 7A Information required to enable a Screening Determination to be carried out.	

of significant effects on the environment.		
There is a real likelihood of significant effects on the environment.	EIAR required.	



Inspector:

Date: 14.04.2025

DP/ADP: _____

Date: _____

(only where Schedule 7A information or EIAR required)