



An
Bord
Pleanála

Inspector's Report

ABP-321832-25

Development	Construction of pet crematorium, installation of wastewater treatment and all associated site works.
Location	Barneygole, Edgeworthstown, Co. Longford.
Planning Authority	Longford County Council
Planning Authority Reg. Ref.	2460119
Applicant(s)	Brenda Mc Namee
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party v Grant
Appellant(s)	Barneygole Residents
Observer(s)	None
Date of Site Inspection	7 th May 2025
Inspector	Gerard Kellett

1.0 Site Location and Description

The subject site is in the townland of Barneygole, along local road L5172-0. The site is the south-west of Edgeworthstown and to the north-east of Ardagh. The area is characterised by individual, detached dwellings to the south. The subject site is a greenfield site which is relatively flat. The roadside boundary is defined by a mature hedging. There are existing agricultural buildings to the immediate southeast. The site area is stated to be 0.147 hectares. The surrounding area is prominently rural in character.

2.0 Proposed Development

2.1. Permission is sought for:

- a) Construction of a single storey pet crematorium (58 sqm). Block nap plaster building with natural slate finish. The building has a ridge height of 4.307 metres and an eaves height of 2.779 metres. The incinerator would measure 2.8 (l) metres by 1.1 metres (w) with a height of 3.8 metres.
- b) The installation of a wastewater treatment system and polishing filter.
- c) A new vehicular entrance, and all associated site works.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority granted permission on the 14th of January 2025 subject to the 12no. conditions:

Notable conditions include:

2. The proposed development shall be used for cremation of small domestic pets only and the maximum number of animal/pets to be incarcerated in any one day shall not exceed 7.

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

I note the wording of the condition no.2 refers to incarcerated rather than the number of cremations. This in my view may be an error on the PA and that the number of cremations conditions may potentially be unrestricted.

3.2. Planning Authority Reports

3.2.1. Planning Reports

Requested for Further Information

Prior to the decision of the Planning Authority to grant permission for the proposed development, the Planning Authority requested further information on the 6th of August 2024 as follows:

Item 1: Revised and Complete Site Characterisation Report

- Submit a complete site characterisation report, addressing Sections 4 (Conclusions), Section 5 (Selected DWWTS), and Section 6 (Treatment System Details). Address the discrepancy in site area, as the identified site is 0.147 hectares, while the recommended minimum site area for individual wastewater treatment systems is 0.2 hectares.

Item 2: Traffic Projections Form

- Complete and submit a Traffic Projections Form to assess the likely impact of the proposed development on the local road and area

Item 3: Surface Water Disposal

- Demonstrate the proposed means of collecting and disposing of surface water from the development, including the structure and parking area.
- Consider a surface water attenuation system and discharge to a surface water drain instead of soakpits due to poor drainage conditions.

Item 4: Detailed Business/Operations Statement

- Description of the proposed business activities and processes.
- Confirmation that the wastewater treatment plant will solely service domestic wastewater generated on-site.
- Intended throughput of biowaste for treatment, planned hours and days of operation, expected traffic movements, type and volume of noise, lighting arrangements, and odours/emissions management.
- Air quality management and monitoring on-site.
- Surface water disposal methods, considering poor drainage conditions.
- Compliance with licensing requirements from the Department of Agriculture, Food & The Marine (DAFM).
- Demonstrate the proposed means of collecting and disposing of surface water from the development, including the structure and parking area.
- Consider a surface water attenuation system and discharge to a surface water drain instead of soakpits due to poor drainage conditions

Item 5: Uisce Éireann

- Engage with Uisce Éireann through a Pre-Connection Enquiry (PCE) to determine the feasibility of connection to public water/wastewater infrastructure.
- Submit a Confirmation of Feasibility (COF) to the planning department

Further Information Received

Further information was submitted on 16th of December 2024 as follows:

Item 1: Revised and Complete Site Characterisation Report

- A revised and completed site characterisation form was submitted, and the site area was revised to 0.2 hectares, meeting the minimum requirement for individual

wastewater treatment systems as specified in the Longford County Development Plan 2021-2027.

Item 2: Traffic Projections Form

- A Traffic Projections Form was submitted to assess the likely impact of the proposed development on the local road and area.

Item 3: Surface Water Disposal

- Revised site layouts and accompanying calculations were submitted, demonstrating the proposed means of collecting and disposing of all surface water from the development, including the structure and hard-standing parking area.

Item 4: Detailed Business/Operations Statement

- A detailed business plan was submitted, addressing the proposed business activities, operational hours, wastewater treatment system usage, air quality management, and licensing requirements.

Item 5: Uisce Éireann

- A confirmation of feasibility letter from Uisce Éireann was submitted, confirming that connection to the public water mains running by the southwestern boundary is feasible.

Furthermore, the Planner's Report states that the proposed development will not have a significant environmental impact and will have a negligible impact through noise on the adjoining residential amenity. It concludes that the development will not cause significant injury to the character of the area or the amenity of property in the vicinity. Additionally, conditions are imposed to safeguard residential amenity, including restrictions on noise levels, operational hours, and measures to manage air quality and waste

3.2.2. Other Technical Reports

- Water Service – No objection subject to conditions
- Environment Section – No objection following the submission of further information.
- Chief Fire Officer – No comments received
- Heritage Officer – No comments received
- Road Design – No objection following the submission of further information.
- Environment Veterinary Officer – Initially requested FI in relation to info how the facility would operate. Additionally, the Department of Agriculture are the body that issue a licence to operate such a facility. No comments received following the submission of further information

3.3. Prescribed Bodies

- Uisce Eireann – No objection
- Westmeath NRO – No objection
- Health Service Executive – No objection
- DAU – No comments received
- Heritage Council – No comments received
- Dept of Agriculture, Food and the Marine – No comments received
- An Taisce – No comments received

3.4. Third Party Observations

A total of six submissions were received objecting to the original application. Additionally, four submissions were received in response to the applicant's significant further information (SFI) making the following points:

- Proximity to Residences: Concerns about the development being too close to residential properties, with potential impacts on health, air quality, and quality of life due to emissions, odours, and particulates.

- **Traffic and Road Safety:** Objections regarding increased traffic on narrow rural roads, safety risks for pedestrians, cyclists, and school children, and the lack of parking provisions.
- **Noise Pollution:** Concerns about noise from increased traffic and the operation of the business.
- **Impact on Property Values:** Fears that the development would devalue residential properties in the area.
- **Community Well-being:** Concerns about the impact on the rural character of the area and the overall well-being of the local community.
- **Storage of Animal Carcasses:** Worries about how animal carcasses would be stored and managed.
- **Tree and Hedgerow Removal:** Concerns about the removal of mature trees and hedgerows, which support local ecology.
- **Suitability of Location:** Suggestions that a more urban location with better infrastructure would be more appropriate for a pet crematorium.

4.0 Planning History

- 4.1. **PA REF: PL18-192:** Refers to a grant of permission on the 4th of December 2018 for proposed construction of a bungalow-type dwelling house, detached garage, entrance, boundary fence/wall, proprietary wastewater treatment system with percolation area, and all ancillary works.

5.0 Policy Context

5.1. Planning and Development Act 2000 (as amended)

“light industrial building” means an industrial building in which the processes carried on or the plant or machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

5.2. Development Plan

Longford County Development Plan 2021 – 2027

The Longford County Development Plan 2021 – 2027 is the relevant Development Plan for the subject site.

The subject site is located within the open countryside as per the settlement hierarchy tier as per 4.8.5 of the Plan. The open countryside provides for rural economies and rural communities, based on agriculture, forestry, tourism and rural enterprise. This should be facilitated while avoiding over-spill development from urban areas and urban generated housing. The sustainable development of the open countryside will be supported.

9.3.1 Rural Enterprise and Economy

The Council is committed to promoting balanced and inclusive rural communities, to achieving an appropriate scale of development supporting rural-based economic activity.

It is acknowledged that some enterprise and employment uses may not always be appropriately located on Enterprise and Employment Zoned lands. In this regard, some new enterprise and employment projects may require sites outside settlements because of their size, type or specific site requirements.

Key considerations for rural enterprise will be:

- Existing commercial or industrial activities in towns or villages, unencumbered by their location and nature of their business, will be generally discouraged in relocating to unserviced rural areas.
- Horticulture, forestry, tourism, energy production and rural resource-based enterprises will be facilitated in the rural areas, subject to proper planning considerations.
- Where established authorised rural based enterprises seek to expand beyond their existing capacity and, in the opinion of the Planning Authority, the expansion proposed would seriously affect the rural nature or amenity of the rural areas and surrounding countryside, they will generally be encouraged to locate in serviced zoned lands.
- One-off enterprises in the rural area may be located in the open countryside only where the Council is satisfied that:
 - the enterprise is suitable for that location in the first place;
 - it will enhance the local rural economy;
 - there is a social and economic benefit to being located within a rural area;
 - the proposal will not adversely affect the character and appearance of the landscape or the amenity of neighbouring properties;
 - the local road network and other essential infrastructure can accommodate extra demand generated by the proposal; and
 - all advertising should be kept to a minimum and be suitable in design and scale to serve the business.
- Commercial / industrial developments in rural areas may be acceptable subject to proper planning considerations, where the Council is satisfied that the proposed development is required to be located in the rural area, due to its dependence on an existing local resource or source material that is required for the carrying out of the industrial process / commercial activity / service. The local resource or source of material shall be in close proximity to the location of the proposed development.
- Where an area is not within an identifiable settlement and is not otherwise zoned as part of this Plan, the use of such land shall be deemed to be primarily agricultural. However apart from rural housing, there are other land-uses which

may be considered in the rural countryside subject to the proper planning and sustainable development of the area.

5.3. Natural Heritage Designations

The subject site is located within any Natura 2000 sites. The nearest are:

- Glen Lough SPA (004045) 5km south-east of the site.
- Mount Jessop Bog SAC (002202) 9.85km west of the site.

There are no Natural Heritage Area's (NHA) or Proposed Natural Heritage Area's (pNHA) Area in proximity.

6.0 Environmental Impact Assessment Screening

- 6.1. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required

7.0 The Appeal

7.1. Grounds of Appeal (GOA)

A third-party appeal by the residents of Barneygole Residents has been lodged against the Planning Authority's decision to grant permission. The grounds of appeal can be broadly summarised as follows:

Conflict of Land Uses:

- The proposed pet crematorium is considered incompatible with the rural site context, which consists of low-density housing and lacks quality road infrastructure.
- Concerns are raised about the proximity of the crematorium to residential dwellings, particularly one located just 4 metres away.
- The use is deemed more appropriate for enterprise and employment-zoned lands, as pet crematoriums are typically located in industrial parks in other areas of Ireland.
- The development is considered out of character with the surrounding area and unlikely to provide significant employment opportunities.

Traffic Impact:

- The traffic projections provided by the applicant are considered unrealistic, with concerns about increased car-based trips and inadequate parking facilities.
- The local road (L5172) is a single-lane road deemed unsuitable for accommodating the additional traffic generated by the proposed development.
- Concerns about safety issues and disruption to existing residents due to potential parking overflow.

Other:

- No environmental assessments, such as air screening reports, were submitted to evaluate the impact on local air quality. A dispersion model should be provided.
- Concerns about the disposal and scattering of ashes, storage of remains, and potential health and environmental risks.
- Lack of clarity regarding landscaping proposals and removal of hedgerows.

- Residents have sighted owls, bats, great buzzards, pine martins etc

7.2. Planning Authority Response

No response received to date.

7.3. Applicants Response

None received

7.4. Prescribed Bodies

None

7.5. Observations

None received.

8.0 Assessment

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 issues in this appeal are as follows:

- Principle of Development
- Traffic Impact
- Other matters

8.1. Principle of Development

- 8.1.1. The subject site is located within an area designated as open countryside in the Longford County Development Plan 2021–2027. The Planner's Report states that the proposed development aligns with the policy objectives of the Plan, asserting that it is suitable for a rural area by contributing to diversification in agricultural activities and incorporating an employment element. However, I note that the Planner's Report does not reference any specific policy or objective within the CDP to support this assertion. The grounds of appeal (GOA) contend that the nature of the proposed development would be more appropriately located on zoned lands typically associated with industrial uses.
- 8.1.2. In my opinion, the proposed crematorium constitutes a light industrial building as defined under the Planning and Development Regulations 2001 (as amended), being *"an industrial building in which the processes carried on or the plant or machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit"*.
- 8.1.3. Within this context, I have considered the relevant provisions of the Longford County Development Plan 2021–2027, in particular Section 9.3.1 Rural Enterprise and Economy, which supports appropriately scaled, rural-based economic activity subject to a number of key considerations. These include the suitability of the enterprise to the location; demonstrable enhancement of the local rural economy; identifiable social and economic benefits to the rural setting; no adverse impacts on the landscape character or residential amenity; and sufficient capacity in the local road network and supporting infrastructure to absorb the development. Furthermore, section 9.3.1 of the CDP notes that industrial development may be acceptable in rural areas only where a clear locational requirement exists specifically where the development is dependent on an existing local resource or source material in close proximity to the site.
- 8.1.4. In this case, I am of the view that the proposed pet crematorium for domestic pets is not reliant on any local natural resource or raw material and in my opinion has not demonstrated any site-specific locational requirement. The applicant has not provided

sufficient justification for the selection of this rural location nor demonstrated why the proposal could not be reasonably accommodated on appropriately zoned and serviced lands within established urban areas, an approach explicitly encouraged by section 9.3.1 of the CDP which support sustainable patterns of development and the consolidation of industrial activity within serviced locations.

- 8.1.5. Having regard to the foregoing, I consider the proposed development to be contrary with section 9.3.1 of the CDP which support sustainable patterns of development and the consolidation of industrial activity within serviced locations, therefore permission should be refused.

8.2. Traffic Impact

- 8.2.1. The GOA consider the proposed development would increase car-based trips and that the local road (L5172) is a single-lane road and is unsuitable for accommodating the additional traffic generated by the proposed development. The documentation submitted by the applicant at FI stage, which I note, set outs the estimated total journeys per day to be 8, the means of transport to be used is car and the hours of operation to be 9am -5pm. I note the Road Design Section of the PA initially requested a 'Roads From 1 – Traffic Projections' which as indicated detailed 8.no car movements to and from the site in total per day. Furthermore, the Road Design Section indicated no comment regarding the submitted further information. Subsequently, the PA granted permission subject to a condition that no more than 7 domestic pets only be incarcerated per day. I note the wording of the condition may potentially be an error on the PA. I note the applicant does not specify the number of cremations that would take place which in my opinion is vague. It provides details about the cremation process, environmental standards, and equipment specifications but does not include information on the frequency or volume of cremations. The furthermore information provided to PA, detailed the cremation process typically takes between 30 minutes and three hours, depending on the size of the pet.
- 8.2.2. In that context, the proposed development, as granted, would be able to operate 6 days a week (Monday to Saturday), between 8am and 7pm Monday to Friday and between 8am to 2pm on Saturdays. In this regard, I calculate that the proposed

development would have the potential to perform at least 35 cremations per week. While I note the applicant has not outlined weekly capacity of the incinerator, it is necessary to assess the full potential of the operation based on the stated capacity of the incinerator and operating times (i.e. the worst-case scenario), and I consider that the permitted level of activity for the proposed development to be a significant intervention at this rural location and adjacent properties. Furthermore, I note the site is located on a narrow local road with minimal locations for vehicles to pass each other, and I consider the level of traffic likely to be generated by the proposed pet crematorium based on the above conservative estimates (60 trips worst case scenario) associated with the proposal, would result in an intensification of use of this rural road network and would endanger public safety by reason of traffic hazard or obstruction of road users. Therefore, permission should be refused.

8.3. Other Matters

Air/Odour

- 8.3.1. The GOA has outlined that the applicant did not submit an Air Screening Report to demonstrate that emissions from the proposed crematorium would remain within acceptable levels, as set out in the EPA's 2021 Air Dispersion Modelling Guidance Notes and that a detailed air dispersion model should have been undertaken to assess how emissions from the flue stack would disperse in the surrounding environment. While the applicant did provide best practice documentation outlining the anticipated odours/emissions and proposed on-site air quality management and monitoring measures, I note the PA concluded that the development would not result in a significant environmental impact, including negligible effects on air quality. Furthermore, I acknowledge that pet crematoriums are required to meet specific environmental and waste management standards, regulated under Irish and EU legislation and enforced by the EPA. Notwithstanding the above and having regard to the primary reason for refusal concerning the unsuitability of the proposed location as addressed in Section 8.1 above, it is recommended that permission be refused for the proposed development.

Scattering of ashes & Storage of remains

- 8.3.2. In terms of concerns raised in the GOA about the disposal and scattering of ashes, storage of remains, and potential health. I note the Department of Agriculture, Food and the Marine (DAFM) are the governing body that would issue a licence to operate such a facility under the European Union (Animal By-Products) Regulation 2014 (S.I. No. 187 of 2014) and in accordance with Regulation (EC) No. 1069 of 2009 and Regulation (EU) No. 142 of 2011. As such will be evaluated under a separate legal code and thus need not concern the Board for the purposes of this appeal.

Flora and Fauna

- 8.3.3. I note the GOA refer to lack of clarity regarding landscaping proposals and removal of hedgerows with the application. Policy objective CPO 12.80 of the Plan seeks to protect and preserve existing hedgerows in new developments and where their removal is necessary for road works, replacement with new hedgerows of native species indigenous is acceptable. I consider the removal of the existing roadside hedgerow is acceptable as it would facilitate the safe access and egress onto the adjoining public. It is my view that if the board are minded granting permission, I consider it not unreasonable that a condition be attached detailing landscaping for the site and therefore in my view would not contravene materially policy objective CPO 12.80 of the Plan. In terms of GOA stating that owls, bats, great buzzards, pine martins have been sighted in the area. No evidence has been provided by the GOA to support this statement. During my site inspection, I did not observe the presence any such fauna on subject site. Flora and fauna are governed by the Wildlife Act 1976 (as amended). Notwithstanding the above and having regard to the primary reason for refusal concerning the unsuitability of the proposed location as addressed in Section 8.1 above, it is recommended that permission be refused for the proposed development.

9.0 Appropriate Assessment Screening

9.1. In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on the Glen Lough SPA (004045) 5km south-east of the site and Mount Jessop Bog SAC (002202) 9.85km west of the site or any other European site, in view of the sites Conservation Objectives, and Appropriate Assessment (and submission of a NIS) is not therefore required. Refer to appendix 3.

9.2. This determination is based on:

- Distance from and weak indirect connections to the European sites
- No significant ex-situ impacts on wintering birds
- Small scale and nature of the development

10.0 Recommendation

10.1. I recommend that PERMISSION should be REFUSED for the reasons and considerations as set out below.

11.0 Reasons and Considerations

11.1. The proposed development, by reason of its location, industrial type nature and the additional traffic movements likely to be generated by the proposed development, is considered would be contrary to Section 9.3.1 of the Longford County Development Plan 2021–2027, which seeks to support rural enterprise development only where a clear locational requirement exists specifically where the development is dependent on an existing local resource or source material in proximity to the site, that there sufficient capacity in the local road network and supporting infrastructure to absorb the development, does not detract from the rural setting, and cannot reasonably be located on serviced lands. The proposed pet crematorium is considered constitutes a use not reliant on any local resource or source in the rural area and is considered

would be more appropriately located on zoned industrial or enterprise lands and therefore contrary to the proper planning and sustainable development of the area.

- 11.2. It is considered that the proposed by reason of its scale and nature of the development would endanger public safety because of potential additional traffic movements on the L5172-0 public road which is a seriously substandard minor road in terms of width and alignment. The traffic generated by the proposed development would endanger public safety by reason of a traffic hazard and obstruction to road users and therefore contrary to the proper planning and sustainable development of the area

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

Gerard Kellett

Planning Inspector

19th May 2025

Appendix 1

Form 1 - EIA Pre-Screening

Case Reference	ABP-321832-25
Proposed Development Summary	Construction of pet crematorium, installation of wastewater treatment and all associated site works
Development Address	Barneygole, Edgeworthstown, Co. Longford.
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	☒ Yes, it is a 'Project'. Proceed to Q2. ☐ No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☐ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road	

development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☒ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	Class (10) of Schedule 5 Part 1 of the Planning & Development Regulations 2001 (as amended) – Waste disposal installations for the incineration or chemical treatment as defined in Annex IIA to Directive 75/442/EEC5 under heading D9, of non-hazardous waste with a capacity exceeding 100 tonnes per day.
4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes ☐	Screening Determination required (Complete Form 3)
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____

Appendix 2

Form 2 - EIA Preliminary Examination

Case Reference	ABP-321832-25
Proposed Development Summary	Construction of pet crematorium, installation of wastewater treatment and all associated site works
Development Address	Barneygole, Edgeworthstown, Co. Longford.
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
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).	The development has a modest footprint, comes forward as a standalone project, does not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.
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).	The development is situated is removed from sensitive natural habitats and designated sites and landscapes of identified significance in the County Development Plan.
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).	Having regard to the nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.

Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	
There is a real likelihood of significant effects on the environment.	

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)

Appendix 3

Screening for Appropriate Assessment Test for likely significant effects				
Brief description of project		Construction of pet crematorium, installation of wastewater treatment and all associated site works		
Brief description of development characteristics and potential site impact mechanisms		The site relates to an existing greenfield. There is no water course in proximity. The site is located 5km south-east of Glen Lough SPA (004045) and 9.85km west of Mount Jessop Bog SAC (002202)		
Screening report		N		
Natura Impact Statement		N		
Relevant submissions		None		
European Site (code)	Qualifying interests ¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections ²	Consider further in screening ³ Y/N
Glen Lough SPA (004045))	<u>Species</u> Pintail - <i>Anas acuta</i> <i>Anas clypeata</i> Teal - <i>Anas crecca</i> <i>Anas penelope</i> Mallard - <i>Anas platyrhynchos</i> White-fronted Goose (Greenland subspecies) - <i>Anser albifrons flavirostris</i> Whooper Swan - <i>Cygnus cygnus</i> Lapwing - <i>Vanellus vanellus</i>	c 5 km to the southeast.	No	N

Mount Jessop Bog SAC (002202)	<u>Habitats</u> Degraded raised bogs still capable of natural regeneration Bog woodland	9.85km to the west	No	N
Site name Qualifying interests		Possibility of significant effects (alone) in view of the conservation objectives of the site*		
	Impacts	Effects		
Glen Lough SPA (004045))	Direct: None Indirect: None	There are no direct ecological connections or pathways) and distance from receiving features connected to the SPA make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect habitat quality within the SPA for the SCI listed.		
Mount Jessop Bog SAC (002202)	Direct: None Indirect: None	There are no direct ecological connections or pathways) and distance from receiving features connected to the SAC make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect habitat quality within the SAC for the SCI listed.		
		Likelihood of significant effects from proposed development (alone): No		
		If No, is there a likelihood of significant effects occurring in combination with other plans or projects? No		

I conclude that the proposed development (alone) would not result in likely significant effects on the Glen Lough SPA (004045)) and Mount Jessop Bog SAC (002202). The proposed development would have no likely significant effect in combination with other plans and projects on any European site(s). No further assessment is required for the project. No mitigation measures are required to come to these conclusions.

Screening Determination

Finding of no likely significant effects

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on the Glen Lough SPA (004045)) and Mount Jessop Bog SAC (002202) or any other European site, in view of the sites Conservation Objectives, and Appropriate Assessment (and submission of a NIS) is not therefore required.

This determination is based on:

- Distance from and weak indirect connections to the European sites
- No significant ex-situ impacts on wintering birds
- Small scale and nature of the development

Inspector: _____ **Date:** _____