



An
Bord
Pleanála

Inspector's Report

ABP-321904-25

Development	The construction of 3 no. detached dwelling and all site development works.
Location	Ardagh, Union Hall, Co. Cork
Planning Authority	West Cork County Council
Planning Authority Reg. Ref.	24290
Applicant(s)	Ann O'Connell.
Type of Application	Permission.
Planning Authority Decision	Refuse
Type of Appeal	First Party
Appellant(s)	Ann O'Connell.
Observer(s)	None.
Date of Site Inspection	16 th April 2025.
Inspector	Jennifer McQuaid

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1.0 Site Location and Description

- 1.1. The subject site is located to the north of Union Hall Village and to the northwest of the causeway road (L-4225-0) in the townland of Ardagh. The site area is noted as 0.49ha and comprises of rough grazing land. The site is elevated and steep sloping from north to south and overlooks the bay to the southeast and the village to the south.
- 1.2. The site is accessed via an existing entrance to the southwest which was permitted under planning reference PL88.245977 (PA Ref: 15597) to serve a single dwelling, an additional 3 dwellings were granted under 17103, 21583, 21592, 22330 on adjoining lands to the west and are currently under construction and will share the same existing entrance onto the public road.

2.0 Proposed Development

- 2.1. The proposed development will consist of the construction of 3 no. detached dwelling (2 no. 2 storey and 1 no. part two storey and part single storey split level).

3.0 Planning Authority Decision

3.1. Decision

Refused for one reason:

The proposed development would endanger public safety by reason of traffic hazard because the site is served by a narrow, winding, and substandard internal access road which is inadequate to cater for the additional traffic movements likely to be generated by the proposed development. Furthermore, the access road is seriously substandard in width, has a surface and gradient which would be hazardous for vehicular and other traffic movements and is not of a sufficient standard to cater for the additional traffic movements that will be generated by the proposed development. The proposed development would, therefore, endanger public safety by reason of traffic hazard, and would be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The proposed development is considered acceptable in principle and complies with the zoning requirements for Union Hall. A growth target of 31 no. dwellings is proposed and 17 no. dwellings have been permitted to date.
- The scale and layout of the proposed dwellings will not have an undue negative impact on the visual amenity of the wider landscape. The layout has been carefully considered to avoid excessive cut and fill on site and to reduce their visual prominence. However, revised drawings are required for house type no. 2 in order to reduce the roof pitch angle and gable width of the building which will be most visible from the coastal road to the south and from the scenic route to Glendore Village to the east.
- Landscaping proposal required as part of further information request.
- Boundary details required as part of further information request.
- Access road and entrance are included within the red line boundary but the Engineering report submitted states that the “existing road is outside the scope of the planning application”, further information required as to the ownership and responsibility of the access road which is intended to serve a total of 7 no. dwellings. Details on maintenance required.
- Further information required in relation to Part V obligations as the landowner has a legal interest in the adjoining lands to the west and sold off 3 no. sites for 3 no. individual dwelling units within the last 3 years.

Further Information Report

- House type No. 2 has been amended with a reduction in roof pitch and gable depth, the revised design is considered acceptable. Zinc cladding removed from the dormer windows of dwelling no. 1. The ground floor area (GFA) of house type no. 3 is 187sqm.
- Detailed landscaping and boundary treatment submitted and considered acceptable.

- Ownership has been clarified and will be taken in charge by Cork County Council. Autotrack submitted for the site entrance. The interface between the estate road and the public road has been designed in accordance with the Recommendations for Site Development Works. The access road and entrance has yet to be completed under planning reference 15597.

Under planning reference 15597 a Masterplan document was approved for 4 no. houses with shared access road. The Masterplan included details on the new shared access road which would have a maximum width of 4.5 metres and would not have footpaths or lighting to give the appearance of a country lane.

The Area Engineer has expressed serious concerns about the inadequacy of the current shared access road to accommodate the additional traffic generated from the proposal and to the poor-quality finish of the existing shared access road which does not have the appropriate drainage works installed to manage surface water on site and prevent it from flowing onto the public road. The Planner agrees and recommended refusal.

- Part V to be fulfilled off site within the jurisdiction to the satisfaction of the Planning Authority.

A Planning Report was also completed by the Senior Executive Planner and reiterated the comments above. Refusal was recommended on road safety issues.

3.2.2. Other Technical Reports

- Area Engineer: Further Information shall be requested in relation to clarify ownership of the access road, details of vehicular entrance and access road. Further information received and not considered acceptable, refusal recommended.
- Environment: No objection subject to conditions.
- Estate's Engineer: Further information shall be requested in relation to clarify road access ownership, details for vehicular entrance and access road, road gullies and details of management company which was/is to be established

for the purpose of maintaining the shared access road and the services thereon. No further response on the further information received.

3.3. Prescribed Bodies

- Inland Fisheries Ireland: Ensure there is sufficient capacity in existence so that the development does not: a) Overload either hydraulically or organically existing treatment facilities, b) result in polluting matter entering waters or c) cause or contribute to non-compliance with existing legislative requirements.
- Uisce Eireann: Wastewater and water connections are feasible without infrastructure upgrades.

3.4. Third Party Observations

None

4.0 Planning History

No Planning History.

Adjacent site:

22330: Permission granted for one detached dwelling and all associated site works.

Expires 02/10/2027

21592: Permission granted for one detached dwelling, domestic garage and all associated site works. Expires 13/07/2028

21583: Permission granted for one detached dwelling, domestic garage and all associated site works. Expires 15/11/2026

17103: Outline permission granted for 3 no. dwellings.

PL88.245977 (PA Ref: 15597): Permission granted for dwelling. Expired 09/05/2021.

PL88.243253 (PA Ref: 13655): Permission refused for a dwelling for the following reasons:

1. Having regard to the proposal to access the proposed dwelling house from a new access way giving access to land at a higher elevation than the main road and the surrounding houses, the Board considers that, in the absence of a masterplan showing the future development of lands which could be accessed by this proposed roadway, it is not in a position to determine the future impact of the opening up for development of these lands which would be brought about by the creation of this roadway. The proposal would therefore be premature pending a master plan for the development of these elevated lands and would constitute piecemeal and unco-ordinated development and would not be in accordance with proper planning and sustainable development.
2. In the absence of three-dimensional representation of the proposal at this elevated location the Board is not satisfied that the proposed two storey development, both in itself and by the precedent which would set for other similar housing immediately adjacent, would not be visually obtrusive. The proposal would therefore be seriously injurious to the residential and visual amenities of the area.

5.0 Policy Context

5.1. Development Plan

Cork County Development Plan 2022-2028.

The subject site is located in development boundary of Union Hall, which is identified as a Key Village. The strategic aim for Union Hall is to encourage the consolidation of the village within its coastal setting, preserve the unique architectural character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services. One of the key considerations for the future development of the village is the provision of wastewater treatment facilities.

Key Villages: Establish key villages as the primary focus for development in rural areas in the lower order settlement network and allow for the provision of local services, by encouraging and facilitating population growth at a scale, layout and design that reflects the character of each village, where water services and waste

water infrastructure is available. Supporting the retention and improvement of key social and community facilities and inter urban public transport.

DB-01: Within the development boundary encourages the development of up to 31 additional dwelling units during the plan period.

DB-02: Protect and enhance the attractive coastal setting and landscape character of the village.

Objective WM 11-9 relates to Wastewater disposal.

Policy Objective WM 11-10 relates to Surface Water, SuDs, and Water Sensitive Urban Design.

Objective HE 16-21 relates to Design and Landscaping of New Buildings.

Objective GI 14-9 relates to Landscape.

The site is located within a High Value Landscape and the site is visible from a nearby scenic route S81 linking Rosscarbery to Glandore to the east.

The Landscape Character Type is described as “Indented Estuarine Coast”.

5.2. National and regional policy

- Design Manual for Urban Roads and Streets, May 2019
- Recommendation for Site Development Work for Housing Areas (1998)

5.3. Natural Heritage Designations

The site is not located within or adjacent to a protected site. The following are located in close proximity:

- Myross Wood SAC located c. 1km north of the site.
- Castletownshend SAC is located c. 2.8km to the northeast of the site.

5.4. EIA Screening

- 5.4.1. The proposal relates to the construction of 3 no. dwellings within the rural village of Union Hall, County Cork. The proposal includes a connection to public water and public sewer with provision of an on-site soakaway for disposal of surface water. Having regard to the limited nature and scale of development and the absence of

any significant environmental sensitivity in the vicinity of the site, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required. Please refer to Form 1 & Form 2 as per Appendix 1 below.

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of appeal have been received from the applicant. The concerns raised are:

- The access road will be completed as part of the permitted dwellings under planning reference 15597/PL88.245977 which are already utilising it and will be completed and in place once the houses are fully occupied.
- Permission under 15597/PL88.245977 has expired, however, the Board will be aware that ancillary elements of a permission can be carried out, where a permission has been implemented, after the 5 years following a grant of permission.

Section 40(2) of the Planning and Development Act, 2000, as amended the expiration period of a permission shall not apply:

- (i) To any permission for the retention on land of any structure,
- (ii) To any permission granted either for a limited period only or subject to a condition which is of a kind described in section 34(4)(n),
- (iii) In the case of a house, shop, office or other building which itself has been completed, in relation to the provision of any structure or works included in the relevant permission and which are either necessary for or ancillary or incidental to the use of the building in accordance with that permission, or
- (iv) In the case of a development comprising a number of buildings of which only some have been completed, in relation to the provision of roads, services and open spaces included in the relevant permission

and which are necessary for or ancillary or incidental to the completed buildings.

- Under this current application, the red line boundary includes the 30m part of this roadway and consent has been received from the landowner, if the Board wish to do so a condition can be attached requiring its completion prior to the occupation of the dwelling or in accordance with plans and particulars of 15597/PL88.245977 and to any other standards or design the Board might deem appropriate.
- The permitted shared access is approximately 30m in length from the public road entrance to the point where it branches off to the existing dwellings and those under construction to the west. From the point eastwards, an entirely new access roadway has been proposed, the roadway is at 1.10 gradient and a width of 5.5m.
- No concerns raised under the previous 5 no. separate application in relation to the narrow or winding nature of the road previously.
- If the road is not satisfactory, the applicant can increase the width to 5.5m from the public road to the site, increase width of 5.5m at the entrance onto the public road, addition of a “STOP” sign where the tie-in from the 3 no. proposed dwellings meets the existing access road, giving way to traffic entering and leaving the site, measures to address surface water run-off.
- No justification for the refusal, the reference to the Masterplan is confusing.
- Road is in the ownership of the landowner, and a management company can be established to provide for the continued maintenance of the road.

6.2. Applicant Response

- As Above.

6.3. Planning Authority Response

- None

6.4. Observations

- None

6.5. Further Responses

- None

7.0 Assessment

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

- Access
- Appropriate Assessment

7.2. Access

7.3. The applicant is proposing to construct 3 no. dwellings within the village of Union Hall. Cork County Council refused permission as the proposed development would be served by a narrow, winding, and substandard internal access road which is inadequate to cater for the additional traffic movements likely to be generated by the proposed development. Furthermore, the access road is seriously substandard in width, has a surface and gradient which would be hazardous for vehicular and other traffic movements and is not of a sufficient standard to cater for the additional traffic movements that will be generated by the proposed development.

7.4. The grounds of appeal have been received from the applicant (appellant), and the applicant has stated the access road will be completed as part of the permitted dwellings under planning reference ABP: PL88.245977 (PA: 15597) which is already in use and will be completed and in place once the houses are fully occupied. It is also outlined that under Section 40(2)(iv) of the Planning and Development Act, 2000, as amended the expiration period of a permission shall not apply in relation to the provision of roads, services and open spaces included in the relevant permission and which are necessary for or ancillary or incidental to the completed buildings. The

appellant has also highlighted that the red line boundary includes the 30m of roadway and a letter of consent has been received from the landowner. If the Board wish to, they can condition the completion of the road prior to occupation of the dwellings and to any other standards or design the Board might deem appropriate. The appellant offers to increase the width of the access road to 5.5m and increase width of at the entrance onto the public road, include a "STOP" sign where the tie-in from the 3 no. proposed dwellings meets the existing access road, giving way to traffic entering and leaving the site and measures to address surface water run-off. The access road is in the ownership of the landowner, and a management company can be established to provide for the continued maintenance of the road.

- 7.5. I note the access road from the main road is currently in place with hardcore, the access road is not suitable for cars and has not been completed in accordance with planning reference An Bord Pleanála: PL88.245977 (PA Ref: 15597). However, I also note that the permitted dwellings are not yet complete. I note the Area Engineer of CCC expressed serious concern about the inadequacy of the current shared access road to accommodate the additional traffic generated from the proposal and to the poor-quality finish of the existing shared access road which does not have the appropriate drainage works installed to manage surface water on site and prevent it from flowing onto the public road and therefore recommended refusal. In my opinion, the Area Engineer recommended a refusal as the access road has not yet been completed and should have been completed under planning reference An Bord Pleanála planning reference PL88.245977 (PA Ref: 15597). However, the access road is included within the red line boundary of this current planning application and the applicant submitted details of the site entrance and access road as part of the further information response, the entrance piers are set back 4.5 metres from the roadside edge and spaced 5.5 metres apart, the entrance layout forms a transition to the roadside boundary, with the walls being no higher than 900mm from the entrance piers to the road. The front facing walls and piers will be constructed using locally sourced natural stone.
- 7.6. I note the interface between the estate road and the public road has been designed in accordance with the Recommendations for Site Development Works. Specifically, section 2.7 which states that the gradient of the estate road must not exceed 2% (1:50) for a distance of 7 metres from the junction.

- 7.7. I also note drawing C008 indicates the width of the access road as 5.5 metres which is in accordance with the Design Manual for Urban Roads and Streets (DMURS) Figure 4.55 which indicates a standard carriageway width of 5-5.5metres for local streets and a carriageway width of 4.8metres for local streets with a shared surface carriageway. The proposed development consists of 3 no. detached dwellings in addition to the permitted 4 no. dwellings, therefore a total of 7 dwellings will use this access road. I am satisfied that the applicant has designed the access road in accordance with DMURS and in accordance with Section 2: Roads and Footways as per Recommendations for Site Development Works for Housing Areas. In order to ensure the access road is completed to a high standard, in the event of a grant of permission, a condition shall be attached requesting the applicant to complete the access road prior to commencement of the development.
- 7.8. In relation to surface water the applicant has also indicated that permeable finishes/percolation areas/gullies will be designed to ensure that surface water does not run onto the public road. In the event of a grant, a condition shall be attached stating that prior to commencement, the applicant/developer shall engage with Cork County Council Area Engineer to ensure adequate and appropriate surface water measures are implemented.
- 7.9. Having regard to the location of the subject site within a village setting with connection to public services, the history of the access road and the adjacent sites, I consider the proposed development will not negatively affect the traffic safety of the current/future road users for the proposed development.

8.0 AA Screening

- 8.1. Having regard to the provision of 3 no. dwellings within a village of County Cork with connection to public mains and public sewer and discharge of surface water to the onsite soakaway. The nearest European site is Myross Wood SAC located c. 1km north of the site. It is considered that no Appropriate Assessment issues arise as the proposed development would not be likely to have a significant impact individually or in combination with other plans or projects on a European site.

9.0 Recommendation

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

10.0 Reasons and Considerations

- 10.1. Having regard to the location of the subject site within a key village of Cork County and objective DB-01: Within the development boundary encourages the development of up to 31 additional dwelling units during the plan period as per Cork County Development Plan 2022-2028, it is considered that the proposed development will not negatively impact the negatively impact the traffic safety in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application received by the planning authority on the 4th day of June 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to the commencement of the development, the access road and internal road network serving the proposed development shall be completed and comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS). Details of all locations and materials to be used shall

be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of amenity and of traffic and pedestrian safety.

3. All site development works, with the exception of the laying of the final dressing to the road surface, shall be completed prior to the commencement of construction of any of the dwelling units.

Reason: To ensure the timely provision of infrastructural works for the development.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

5. (a) Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
(b) Roof colour shall be blue-black, black, dark brown or dark grey in colour only.

Reason: In the interest of visual amenity and protection of residential amenity.

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

Reason: In the interest of visual amenity.

7. (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.
(b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

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

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

Reason: In the interest of public health.

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

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

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

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

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

Reason: In the interests of traffic safety.

12. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the transfer of a percentage of the land, to be agreed with the planning authority, in accordance with the requirements of section 94(4) and section 96(2) and 96(3)(a), (Part V) of the Planning and Development Act 2000, as amended, and/or the provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate has

been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Bord Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.

13. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the local authority in the event of the development being taken in charge. Detailed proposals in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure the satisfactory completion and maintenance of this development.

14. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the reinstatement of public roads which may be damaged by the transport of materials to the site, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory reinstatement of the public road. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: In the interest of traffic safety and the proper planning and sustainable development of the area.

15. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or

on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

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

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

Jennifer McQuaid
Planning Inspector

6th May 2025

Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	ABP- 321904-25		
Proposed Development Summary	The construction of 3 no. detached dwelling and all site development works.		
Development Address	Ardagh, Union Hall, Co. Cork		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	X
		No	
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	X	Schedule 5, Part 2, Class 10b(i) Construction of more than 500 dwelling units	Proceed to Q3.
No			
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			
No	X		Proceed to Q4

4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	X	<p>Class 10b(i) Construction of more than 500 dwelling units; Urban development which would involve an area greater than 2 ha in the case of a business district, 10 ha in the case of other parts of a built-up area and 20 ha elsewhere.</p> <p>The proposal consists of 3 no. dwelling on a site size of 0.49ha and is significantly below the threshold.</p>	Preliminary examination required (Form 2)

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

Inspector: _____ Date: _____

Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference	ABP-321904-25
Proposed Development Summary	The construction of 3 no. detached dwelling and all site development works
Development Address	Ardagh, Union Hall, Co. Cork
<p>The Board carried out a preliminary examination [ref. Art. 109(2)(a), Planning and Development regulations 2001, as amended] of at least the nature, size or location of the proposed development, having regard to the criteria set out in Schedule 7 of the Regulations.</p> <p>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</p>	
<p>Characteristics of proposed development</p> <p>(In particular, the size, design, cumulation with existing/proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<ul style="list-style-type: none"> The proposal consists of 3 no. dwellings within Union Hall Village. The development will consist of typical construction and related activities and site works. This will not result in the production of significant waste, emissions or pollutants. Surface water will be discharged to public sewer/drain. Wastewater will be discharged to public sewer with modest increase in loading. Subject to compliance with the relevant standards this will not result in pollution.
Location of development	

<p>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<p>Given the village infill nature of the site with connection to public services, there are no significant sensitivities in the immediate environs.</p> <p>The subject site is not located within a designated site, the closest are as follows:</p> <ul style="list-style-type: none"> • Myross Wood SAC located c. 1km north of the site. • Castletownshend SAC is located c. 2.8km to the northeast of the site. <p>My Appropriate Assessment Screening concludes that the proposed development would not likely have a significant effect on any European Site.</p> <p>The subject site is located outside any flood risk area for coastal and fluvial flooding.</p>
<p>Types and characteristics of potential impacts</p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<ul style="list-style-type: none"> • The site size measures 0.49ha. the size of the development is not exceptional in the context of a village infill environment. • There are existing adjacent dwellings to the proposed site. • The proposal is a relatively small development in the urban context. There is

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

Inspector:

Date:

DP/ADP: _____

Date: _____

(only where Schedule 7A information or EIAR required)