



An
Bord
Pleanála

Inspector's Report ABP-322020-25

Development	A two-storey dwelling, domestic garage, effluent treatment tank and percolation system, entrance and all associated ancillary works.
Location	Kilcoran, Ballylooby, Co. Tipperary
Planning Authority	Tipperary County Council
Planning Authority Reg. Ref.	2461104
Applicant(s)	Laura Morrissey & Eoghan Ryan
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Seamus & Siobhan Moran
Observer(s)	None
Date of Site Inspection	26 th May 2025
Inspector	Catherine Dillon

1.0 Site Location and Description

- 1.1. The subject site is located in a rural area approximately 1.8 kms to the northwest of the village of Ballylooby, in County Tipperary, and c.1km to the east of the M8. It lies to the north of a local narrow road the L-7306, and its southern boundary lies c.56m from the L3302 junction to the south east. There are a number of rural one off dwellings along the local road.
- 1.2. The site is relatively flat with a gradual fall from the north west to the south east of the site. There is an existing agricultural gate in the north western corner of the site with the remainder of the site's frontage enclosed with a hedge. There is a two storey dwelling to the north west of the site which is separated from the subject site by a hedge along the shared boundary. This property has windows at ground floor and first floor facing the subject site.
- 1.3. The Thonnoge River (EPA name) is c.215m to the west of the site beyond the local road and flows in an easterly direction towards the River Suir. There is an established roadside ditch along the L3302 to the south east of the site.
- 1.4. The site has a stated area of 0.31 hectares.

2.0 Proposed Development

- 2.1. The proposed development is for a two-storey detached dwelling with a single storey side and rear extension and a detached garage. The dwelling has a stated floor area of 225.43m² and a height of approximately 9m. The garage would have a floor area of 60m².
- 2.2. The dwelling would be set back 34m from the western boundary (road frontage) and set in 12m from the north western (neighbouring) boundary. The garage would be located to the rear of the proposed dwelling along the north western boundary.
- 2.3. A percolation area is indicated to the front of the house and it is proposed to have a waste water treatment system in accordance with the EPA Code of Practice 2021. The application form states the development would be connected to a group water scheme.

- 2.4. The proposed vehicular access to the subject site would be to the north west of the site and would be set back 2.4m from the road edge with sightlines of 70m on each side.
- 2.5. The planning application was accompanied by the following documentation:
- Rural Housing Need Form
 - Applicant's school records & Birth Certificate.
 - Letter from the principal of Ballylooby NS, confirming Laura Morrissey attended the school from 2003-2011.
 - Letter from the principal of Rockwell College, Cashel, confirming Laura Morrissey attended the school from 2011-2017.
 - Landholding Map (Total 49.48 ha)
 - Bank Account details for Laura Morrissey with an address at Knockane, Ballylooby (undated)
 - Traffic survey carried out on 6/8/2024 to determine operational road speed
 - Site suitability assessment
 - Landscape plan

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. On 14th February 2025, Tipperary County Council granted planning permission for the development subject to 13 conditions. Conditions of note include the following:

Condition 1- Refers to plans & particulars and unsolicited further information received by the P.A dated 6/1/2025 & 12/2/2025.

Condition 2: Occupancy clause

Condition 3- Materials & 3(b) required the chimney to be internalised.

Condition 4(a) Garage to be used for domestic purposes only and 4(b) revised plans to be submitted and agreed setting the garage back from the north western boundary by 4m.

Condition 5 – Landscaping scheme

Condition 6 – Sightlines

Condition 7: Connection to the Kilcoran-New Burgess group water scheme.

Condition 8: Wastewater system to be in compliance with EPA Code of Practice 2021.

3.2. Planning Authority Reports

3.2.1. The Planner's report dated 12th February 2025, notes the site is located within an area under urban influence and the applicants met the criteria in Policy 5-11 of the CDP for a rural dwelling and demonstrated a social need to reside in the local area. The assessment included the following points of note:

- The proposed development would result in the third dwelling within a 250m stretch and would not therefore constitute ribbon development as set out in the Sustainable Residential Guidelines 2005 & Policy 5-12 of the CDP.
- Design and layout of the development considered acceptable.
- Development would not impact on residential amenity of neighbouring property in terms of overshadowing, overlooking or overbearance.
- Limited potential for relocating the dwelling on site as the site adjoins an area identified as being at risk of fluvial flooding. To push the dwelling further back into the site would result in a potential for overlooking.
- Recommended the garage be relocated a minimum of 4m from the shared boundary and planting of two additional trees between the garage and shared boundary.
- Road was considered lightly trafficked, vehicular access considered acceptable.
- The site is served by a group water scheme.
- The Site Suitability Assessment details and proposed septic tank and percolation area considered acceptable.

3.2.2. Other Technical Reports

District Engineer/Executive Technician: Dated 21/1/2025: Recommended conditions including 70m sightlines, collection of surface water and roadside drainage.

3.3. Prescribed Bodies

None

3.4. Third Party Observations

- 3.4.1. A submission was received from Seamus & Siobhan Moran (occupiers of the adjoining dwelling to north west) on the grounds the proposed development would impact on neighbouring residential amenity and requested the development is set away from the neighbouring property by 20m.

3.5. Representation

- 3.5.1. Councillor Mairin McGrath was nominated public representative on the planning application.

4.0 Planning History

- 4.1. There is no planning history on site.

Land immediately to north west of site and previous planning permissions on landholding:

- 4.2. **P.A Ref: 06/1746:** Planning permission granted to Martina Caplice on 18/12/2006 to construct a dwelling house with entrance, garage and septic tank system and percolation area together with all ancillary site works and services. This dwelling had a floor area of 198m² and garage with an area of 80m². In 2014 this applicant sought to remove occupancy clause.
- 4.3. **P.A Ref: 05/1557:** Planning permission granted to Brenda O'Callaghan on 14/6/2006 to construct a dwelling house with entrance, garage and septic tank system and percolation area together with all ancillary site works and services. In 2011 this applicant sought to remove the occupancy condition.

- 4.4. **P.A Ref: 05/101:** Planning permission granted to Eamon Morrissey on 30/3/2005 to construct a silo base incorporating effluent channels and silo effluent tank.
- 4.5. **P.A Ref: 00/802:** Outline planning permission refused to Eamon & Nora Morrissey on 26/3/2001 for erection of a dwelling, septic tank system and entrance, due to proximity to a quarry.
- 4.6. **P.A Ref: 99/337:** Planning permission granted to Tom & Tracy Shine on 31/5/1999 for erection of a two storey dwelling extension to dwelling.

5.0 Policy Context

5.1. Tipperary County Development Plan (CDP) 2022-2028

- 5.1.1. The site is located in an area under urban Influence as defined under the provisions of the Tipperary County Development Plan. The site has no designations within the CDP.

5.1.2. Section 5.5.2 Rural Housing Policy

This section outlines the planning policy for one-off houses in the countryside and has been developed in compliance with NPO 19 of the NPF, the Circular Letter PL 2/217 relating to the Flemish Decree and the 'Sustainable Rural Housing: Guidelines for Planning Authorities' (DEHLG, 2005). The Council has developed a set of principles, as set out in Table 5.2, for applicants to consider and to inform the policy for rural housing. Table 5.2 of the CDP outlines Rural Housing Technical Principles relating to site & design, housing need & occupancy, sustainable design, traffic safety and the environment including flooding and cultural heritage. Table 5.3 of the CDP outlines the definition of 'Economic' and 'Social ' need in the context of the rural housing policy.

- 5.1.3. **Policy 5-11:** Facilitate proposals for dwellings in the countryside outside of settlements in accordance with NPF Policy NPO 19 for new Housing in the Open Countryside, and designations illustrated in Section 5.5.1, and Table 5.2: Rural Housing Technical Principles for Applicants.

In 'Areas Under Urban Influence' and 'Primary Amenity Areas', the Council will consider single houses for persons where the criteria set out in Category 1A or B, or Category 2 hereunder are met:

Category 1: 'Economic Need'

A: The applicant must demonstrate an economic need to reside in the area through active employment in farming/agricultural activity (farming, horticulture, forestry, bloodstock). The farm must exceed 20ha in total.

And all the criteria below is met:

- (i) The applicant must be actively engaged in farming,
- (ii) The applicant must demonstrate that they have been engaged in farming at that location for a continuous period of over 5 years prior to making the application,
- (iii) The applicant does not or has never owned a house in the open countryside.

B: The applicant must demonstrate an economic need to reside in the area through active engagement in the running of a farming/horticultural/forestry/bloodstock activity on an area less than 20ha where it is demonstrated to form a significant part of the livelihood of the applicant who is engaged in farming activity on a daily basis, and/or where the farming/agricultural activity provides local employment.

And all the criteria below is met:

- (i) The applicant is trained in good farming practice (or qualifies for an exemption from training), owns or occupies, works and maintains land for the purposes of achieving outputs, and demonstrate that they have been engaged in farming/agricultural activity at that location for a continuous period of over 5 years prior to making the application
- (ii) The applicant does not, or has never owned a house in the open countryside, (iii) A detailed 5-year business plan will be required to demonstrate 'compliance with Section (i).

Category 2: 'Social Need'

The applicant must demonstrate a social need to reside in the local rural area for social purposes in line with Table 5.3.

And all the criteria set out below is met:

- (i) Within a 'Primary Amenity Area', the applicant must have resided within 5km of the site where they intend to build for a substantial period of their lives (10 years),
- (ii) Within an 'Area of Urban Influence', the applicant must have resided within 10km of the site where they intend to build for a substantial period of their lives (10 years),

And

- (iii) The applicant does not, or has never owned a house in the open countryside.

5.1.4. **Policy 15-2:** Require that all new septic tanks, proprietary effluent treatment systems and percolation areas to be located and constructed in accordance with the Water Services Guidelines for Planning Authorities (and any review thereof) and the Code of Practice for Domestic waste water treatment systems (EPA, 2021) (and any amendment) and the development management standards of this Plan as set out in Volume 3.

5.1.5. **Policy 15-4:** Collaborate with Irish Water in contributing towards compliance with the European Union (Drinking Water) Regulations Drinking Water Regulations 2014 (as amended) and compliance of water supplies with the parameters identified in these Regulations. Where new developments cannot be served by public water supply, the Council will consider a private water supply where the developer can demonstrate that any new supply is adequate to serve the proposed development and that for domestic use; it is safe to be consumed as drinking water. Groundwater abstractions must comply with EPA policies and guidelines.

5.1.6. **Policy 15-6:** Requires development proposals to connect to the public water supply, where such facilities are available.

5.1.7. **Policy 15-7:** Requires all new development to provide a separate foul and surface water management system and to incorporate nature-based water sensitive urban

design, where appropriate, in new development and the public realm. New developments, or retrofit/upgrading works, including those contributing to combined drainage systems where streetscape enhancement programmes or resurfacing programmes are planned, will incorporate measures to reduce the generation of storm water run-off, and to ensure that all storm water generated is managed on-site, or is attenuated and treated prior to discharge to an approved storm water system using nature based solutions.

5.1.8. Volume 3- Appendix 3: Development Management Standards- Section 4 Residential Development. Of relevance to this appeal are the following

Section 4.3 Wastewater Treatment Systems- Section 4.3.1

Connections to public services shall be made where available. For an on-site wastewater disposal system, the standards, guidance, design and orientation of the EPA Code of Practice for Domestic Wastewater Treatment Systems (EPA, 2021), shall be met. A report prepared by a qualified site assessor in accordance with the standards shall be submitted with the planning application.

Section 4.14 Domestic Garages

The scale and detail of domestic garages shall be subordinate to the main dwelling and their use shall not impact on adjoining residential amenity. Detached garages should be less than 70sqm and should be discreetly located on the site to compliment the dwelling appearance and finish.

Section 4.15 Light and Overshadowing

New residential development should be designed to maximise the use of natural daylight and sunlight. Innovative building design and layout that demonstrates a high level of energy conservation, energy efficiency and use of renewable energy sources will be encouraged. Care shall be taken in the design of residential developments to ensure adequate levels of natural light can be achieved in new dwellings and unacceptable impacts on light to nearby properties are avoided.

Section 6.0 Parking, Traffic and Road Safety

This section sets out the forward visibility requirements for a vehicular access. Tables 6.1 and 6.2 set out the mandatory X and Y distances for vehicular accesses. On local roads the X distance is 4.5m or 2.0m on lightly trafficked roads. On non-

national roads, in cases of particular difficulty, the use of a lower design speed for a given mandatory speed limit (as set out in Table 6.2) may be accepted by the Council. In such a case, the applicant must demonstrate to the satisfaction of the Council that the 'operational speed' of the road is less than the specified design speed. In such cases, the Council may accept the use of the lower speed than identified in column in Table 6.2.

Section 6.1.1 Measuring 'Operational' Speed

The operational speed shall be determined by measurement of actual speeds between 07:00 am and 07:00 pm over a period of three days, excluding weekends or public holidays. It represents the 85th percentile speed of the traffic travelling on that section of road during that period. The 85th percentile speed is the speed at or below which 85% of the traffic is travelling.

As an alternative, the applicant may use the methodology described in Section 10.2 of DN GEO 03031: Rural Road Link Design (TII, April 2017) to determine a design speed based on the physical characteristics of the road section.

The minimum design or operating speed that will be allowable under any circumstances for a rural non-national road shall be 50kph, and for an urban non-national road it shall be 40kph. The Council's decision on the appropriate design or operating speed shall be final.

5.1.9. Volume 3 - Appendix 4 Rural Housing Design Guide

This Appendix considers issues regarding site selection, landscape character and context, settlement pattern, flood risk, vehicle access, drainage and the design of a house in a rural area. The subject site does not lie within a designated heritage or amenity area and would not impact on the scenic value of listed routes or views within the CDP.

5.2. Section 28 Guidelines

'Sustainable Rural Housing: Guidelines for Planning Authorities' (DEHLG, 2005)

5.3. **Natural Heritage Designations**

- 5.3.1. The subject site is located c. 2.8km north and c.6kms west of the Lower River Suir SAC (site code: 002137) and 3.9kms east of the Galtee Mountains SAC (site code:

000646). The Thonnoge River to the west of the subject site flows in an easterly direction towards the River Suir SAC. There is no direct hydrological connection between the subject site and this river.

6.0 EIA Screening

- 6.1. Having regard to the nature, size and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations, I have concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, or an EIA determination therefore is not required. (Refer to Forms 1 and 2 in Appendix 1 of this report).

7.0 Water Framework Directive Screening

- 7.1. The subject site is located in a rural area and is c.215m to the east of the Thonnoge River.
- 7.2. The proposed development comprises a two storey dwelling, garage and effluent treatment tank and percolation area, entrance and all associated works as outlined in detail in Section 2 of this report.
- 7.3. No water deterioration concerns were raised in the planning appeal.
- 7.4. I have assessed the proposed two storey dwelling and associated works and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks to protect and, where necessary, restore surface and ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.
- 7.5. . The reason for this conclusion is as follows:
- The nature of the works being small scale and the nature of the development.
 - The subject site being located c.215m from the Thonnoge River and lack of hydrological connections.

- 7.5.1. I conclude that on the basis of objective information, that the proposed development would not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment (Refer to Appendix 3 of this report).

8.0 The Appeal

8.1. Grounds of Appeal

- 8.1.1. One submission has been received by Seamus & Siobhan Moran on the following summarised grounds:

Social Need

- Consider social need has not been addressed.
- This is not the only house in the applicant's parent's landholding suitable for a dwelling.

Road Safety

- When permission was granted for their dwelling (adjacent) the entrance had to be moved to the most northwest of the site as far as possible from the junction.
- Proposed entrance is 35m closer to the nearest junction.
- Operational speed survey was not carried out over a 3 day period as required in Section 6.1.1. of Appendix 6 -Development Management Standards na dis therefore not accurate.
- The local road has a speed limit of 60kph where the Y distance should be 120m.
- Junction to the east of the site is less than 90m.

Design & Layout

- Dwelling is taller than the adjoining house.

- Development contrary to Section 4.15 Appendix 6- as it will impact on the daylight and sunlight to the windows in their south eastern gable.
- Dwelling would result in overbearance, overshadowing and overlooking into bedroom windows due to proximity of dwelling to neighbouring house.
- Do not consider the garage is located discreetly as required in Section 4.11 of Appendix 4 of the Rural Housing & design Guide due to its height and size.
- No daylight or shadow projections were requested by the Planning Authority for house or garage.
- Provided diagrammatic calculations regarding overshadowing.
- Consider it is unusual to have 2 large houses in proximity in rural Tipperary.
- P.A did not consider neighbours amenity or privacy into consideration.

Flood Risk

- Have seen the field flood on more than 1 occasion in past 10 years since they have occupied their dwelling.
- Junction to south east has been impassable as the adjacent field floods.
- Site is at risk of flooding which was not taken into consideration by P.A.
- Contrary to Section 11.5.1 of the CDP and applicant should consider a site outside the flood zone and a Justification Test should be required.
- Submitted an affidavit to confirm site and junction has flooded in the past.

8.2. Applicant Response

- 8.2.1. The applicant's agent has responded to the grounds of appeal summarised as follows:

Housing Need

- Applicant (Laura Morrissey) lives less than 1km from the site and has lived entire life in the area.
- She attended the primary and secondary school in the area and is captain of the local football club.

- Both applicants hold permanent teaching positions 25 minutes drive from the area.
- Applicants would be able to assist in the family farm.
- The dwelling the appellants occupy was a site initially sold by the applicant's father to a local person who sold it to the appellants before the 7 year minimum occupancy criteria was fulfilled. Appellants do not meet local need criteria.
- Other sites were reviewed by the applicant on the family farm and this site was considered the most suitable due to proximity to family farm, the land being less essential for the dairy business due to logistics, and this site provided required sightlines.

Road Safety

- It is the P.A's decision to determine whether stopping distances and sightlines are appropriate

Design & Layout

- The proposed dwelling is 12m from the boundary and approximately 15.5m from the neighbouring dwelling which would minimise the impact on natural light, overbearing on the much bigger neighbouring dwelling.
- The dwelling has been designed with no windows at first floor level to mitigate overshadowing and overlooking.
- Design of dwelling in keeping with the surrounding context and relevant planning guidelines.

Flood Risk

- Applicant's family have farmed the land for generations and have never seen it flooding on the site.
- Can find no official records that would indicate flooding has occurred and the information submitted by the appellants is unverified and not supported.

8.3. Planning Authority Response

None

8.4. Observations

None

9.0 Assessment

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

- Rural Housing Policy;
- Settlement pattern, scale and layout of house;
- Residential amenity;
- Traffic safety and vehicular access;
- Flooding; and
- Appropriate Assessment.

9.2. Rural Housing Policy

9.2.1. The site lies within a rural area which is designated as a 'Rural Area under Urban Influence' and to which Policy 5-11 of the CDP is applicable, regarding proposals for dwellings in such areas. In 'Areas under Urban Influence', the provision of single housing in the countryside is based on the core consideration of demonstrable 'economic or social' need to live in a rural area, and siting, environmental and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

9.2.2. Both applicants state they are teachers and therefore the 'economic need' category specified in Policy 5-11 is not applicable in this instance as this category requires applicants to demonstrate they are actively employed in farming or an agricultural activity.

- 9.2.3. The second category of this policy 'social need' requires applicants to demonstrate that they have resided in a rural area within 10km where they intend to build for at least 10 years of their lives within an 'Area of Urban Influence'. The applicant Laura Morrissey's father owns the site, and it forms part of a larger farm holding comprising c.50 hectares. The applicant states she lives in the family home which I note is located approximately 1km from the subject site. The applicant has demonstrated through supporting letters that she has resided in the area and attended the local NS in Ballylooby from 2003-2011 and a secondary school in Cashel from 2011-2017. Both applicants state they do not, nor have ever owned, a house in the open countryside.

Conclusion

- 9.2.4. Having regard to the foregoing, the applicant Laura Morrissey has satisfied the criteria set out Policy 5-11, Category 2 (ii) and (iii), with regards to demonstrating a social need, for a dwelling house in this rural area under urban influence.

9.3. Settlement pattern, scale and layout of house

- 9.3.1. In Volume 3 Appendix 4 of the CDP, a step by step approach is set out regarding the design and planning for a new house in a rural area, which includes inter alia selecting the most appropriate site with regards to landscape character and context, adjoining settlement pattern, flood risk and vehicle access requirements. The subject site is not located in a designated area or in a protected or scenic view within the CDP.
- 9.3.2. The subject site is located on a narrow single width rural road which is interspersed with a number of single dwellings fronting the road of varying character and styles. Immediately to the north west of the subject site is a detached two storey dwelling, with a bungalow to its north west. The proposed dwelling the subject of this appeal would result in the third dwelling within approximately a 110m stretch of road. Although the proposed development would reflect a suburban pattern of development it would not fall within the category of being ribbon development as defined in the Rural Sustainable Housing Guidelines which defines ribbon development as 5 or more houses on any one side of a given 250m of road frontage.

- 9.3.3. The proposed dwelling would be two storeys in height set back 34m from the roadside frontage with a single storey side and rear extension on a 0.31-hectare site. I note in Appendix 4 of the CDP relating to rural house design it is recommended that dwellings between 200-300m² should be on a minimum house plot of 0.3hectare and set back a minimum of 30m from the road frontage and reflect the adjacent building line. Although the proposed dwelling would be large, it would broadly align with the adjoining dwelling to the north west in terms of its height, scale, dwelling size, plot area and building line. I do not therefore consider the proposed dwelling in terms of its design and scale would be out of character with the surrounding area.
- 9.3.4. The P.A placed a condition on the permission regarding the external materials namely the roof is to be finished in dark coloured slates, external walls to be in render and the use of local stone. The P.A also recommended the external chimney is internalised. I would recommend if the Board were minded to grant planning permission similar conditions are attached regarding the external materials, and internalising of the chimney.

Conclusion

- 9.3.5. In terms of the established pattern along this stretch of road I consider the proposed development would not be out of character in this location. The size of the plot and its setback from the road is in compliance with the guidance in Section 3.5 in Appendix 4 relating to rural house design.

9.4. Residential Amenity

- 9.4.1. The site is relatively flat and there is an existing hedgerow along the north-western boundary and along the frontage and it is proposed to landscape the south eastern (rear) boundary. The third party has raised concerns that the proposed development would result in a loss of daylight, sunlight, privacy, and would be overbearing.

Loss of daylight and sunlight

- 9.4.2. The proposed dwelling would be set back 12m from the neighbouring boundary to the north west and would be set back a total distance of approximately 15.5m from the nearest gable wall to this property. The proposed garage would be positioned close to the north western boundary and would have an overall depth of 10m along this boundary and a height of 5.3m to the ridge.

- 9.4.3. The adjoining house has 3 windows in the ground floor gable wall facing the subject site which serve a habitable room (living room), which is also served by a large window in the front elevation. There are a number of windows on the two storey front projection of this dwelling facing the subject site of which 3 would serve a master bedroom on the first floor, set back c.13m from the shared boundary. This bedroom is also served by windows on its western (front) elevation.
- 9.4.4. I note the third party has submitted shadow calculations for the proposed house and garage and the impact of the development on their property. It is not clear the method in which these calculations are based as they do not follow the BRE document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2022)'. Nevertheless, given the site is a level site, the orientation of the existing and proposed house, the separation distance between both properties, the intervening hedge and that the windows serving the rooms in the neighbouring property, particularly on the ground floor gable windows are not reliant solely on these windows for light I do not consider the existing dwelling would be impacted by the proposed development in terms of daylight and sunlight hours in the room served by these windows.
- 9.4.5. I do consider the proposed garage is close to the neighbouring property and could appear overbearing, although I do not consider it would result in a loss of light to the neighbouring house. However, I note Condition 4 (b) of the P.A's decision to grant required revised plans to be submitted for the written agreement of the P.A setting back the garage 4m from the north western boundary and for additional planting to be provided along this boundary. I consider this reasonable from an amenity aspect.

Overlooking and loss of privacy

- 9.4.6. Third parties have raised concerns about the loss of privacy to their bedroom windows at first floor level on the south east facing elevation and that anyone entering the proposed driveway and the entrance to the proposed dwelling would be able to overlook these windows and it would result in a loss of privacy that they have had for the past 10 years.
- 9.4.7. The proposed dwelling would have windows on the ground floor north west facing elevation, which would serve a shower room and study. There would also be a north west facing window in the single storey kitchen to the south east of the house. There

are no windows proposed at first floor level to the dwelling on the north west facing elevation. I do not consider the ground floor windows would result in overlooking or a loss of privacy to the adjoining dwelling as they would be screened by the existing boundary hedge and would be set back c.15m from the existing house.

- 9.4.8. Regarding the bedroom windows at first floor level to the existing house being overlooked from the front garden of the proposed house, I consider there would be no direct overlooking from the proposed dwelling to these windows. This bedroom room also has a window which faces onto the road. Whilst I appreciate the subject site is an existing agricultural field and as such would not have the same level of intensity of use as a dwelling occupying the site, I would not agree that it would result in a loss of privacy to these windows, given the separation from the boundary and the windows being at first floor level. Furthermore, I note the existing house has a similar relationship to the bungalow to its north as the proposed dwelling.

Overbearance

- 9.4.9. The third party makes specific reference to the proposed garage impacting on their amenity by way of overbearance. I refer to this aspect of the development in 9.4.5 above.

Conclusion

- 9.4.10. I do not consider the proposed dwelling would have a detrimental impact on the adjoining occupier's residential amenity in terms of loss of privacy, overlooking, overbearance, loss of sunlight or daylight.

9.5. Traffic safety and vehicular access

- 9.5.1. The access to the proposed dwelling would be positioned c.110m from the junction with the L-3302 to the south east. The vehicular access would be set back 2.4m from the road edge with sightlines of 70m on each side.
- 9.5.2. The third party makes reference to when planning permission was granted for their property (P.A Ref: 061746), condition 5 of the P.A permission required the vehicular access to be relocated to the extreme north west of the site to be located as far as possible from the junction. On reading the planner's report connected to this planning application, I note the report states the road has a poor horizontal and

vertical alignment, however the sightlines were considered adequate, but the entrance was to be relocated to 'facilitate the construction of the entrance directly adjacent to the adjoining entrance and the use of a similar finish to both entrances'. This would be in accordance with the rural housing policy which seeks where possible to share vehicular entrances.

- 9.5.3. Section 6.1 of Appendix 6 of the CDP sets out the required forward visibility requirements for new accesses and this is dependent on the design speeds of the road. The operational speed of this road is 60 km/h, which according to Table 6.2 would require sightlines of 120m (Y distance) with a set back of 2.4m (X distance) from the road edge.
- 9.5.4. I note however, the use of a lower design speed for a given mandatory speed limit (as set out in Table 6.2) may be accepted by the Council, but in such a case the applicant must demonstrate to the satisfaction of the Council that the 'operational speed' of the road is less than the specified design speed. An 'operational speed' survey is required to be carried out over three days between 07.00 – 07.00pm. The third party has highlighted the applicant carried out an operational speed on one day only at 9.00 am., instead of over a 3 day period. The results from this one day survey indicate the operational speed limits were 26.9 km/h on the west side and 21.9 km/h on the east side.
- 9.5.5. I consider this is a lightly trafficked narrow road (c.3m in width) evidenced by a central grassed area, which is used by a number of rural dwellings, all of which would be familiar with the road alignment. I consider 70m sightlines along the road is more than adequate to accommodate visibility along this road and would not impede on the junction to the east. I also note the District engineer had no objections to 70m sightlines and the planner's report did not raise an issue about the operational speed survey being carried out on one day.

Conclusion

- 9.5.6. This is a lightly trafficked narrow rural road which would essentially only be used by the occupiers of the dwellings along the road. Furthermore, the junction to the south east of the site is relatively narrow which would further limit speed levels onto the road. I note the applicant submitted a one day 'operational speed survey', however having visited the site and accessed the proposed sightlines I consider the proposed

access would have adequate visibility from the site and would not impede traffic flows along this road or at the junction.

9.6. Flooding

- 9.6.1. The third party has submitted an affidavit in which they state they have observed on more than one occasion that the adjoining (subject site) field has flooded over the past 10 years and the junction to the south east of the site has been impassable for motor vehicles due to flooding. They state when the junction floods the adjoining field floods and reference is made to an incident in 2016 when the junction was flooded. The applicant on the other hand states the family has farmed the land for generations and have never seen flooding on the site. I assessed floodmaps.ie (20/5/2025) and I noted there was no record of past flood events occurring within the vicinity of the site.
- 9.6.2. The Thonnoge River (EPA name) c. 215m to the west of the subject site flows in an easterly direction towards Ballylooby village and ultimately discharges into the Suir River. There is an established roadside ditch along the L-3302 to the east of the site boundary. The National Indicative Fluvial Mapping (NIFM) accessed 20/5/2025, indicates that the Thonnoge River may be subject to flooding to the west of the site and lands to the south east of the site. However, the use of these maps provides an indication only of areas that maybe liable to flooding and are not as accurate as the Flood Maps produced under the National Catchment Flood Risk Assessment and Management (CFRAMS) programme. The CFRAMS map indicates there is no flooding at the site. The NIFM maps should not therefore be used as a basis for defining the Flood Zones nor for making decisions on planning applications.
- 9.6.3. I am cognisant that the Flooding Guidelines advise avoiding development in areas at risk of flooding and that an applicant should either consider a site outside of a flood zone or submit a Justification Test to enable an exception to be demonstrated. The layout map submitted with the planning application indicates an area in the north east corner of the site that maybe prone to flooding, however it is not proposed to build on this area of land. The planner's report based on the flood risk mapping for the county notes that the development site is not located within a flood risk zone, but there is an area to the east of the subject site which is subject to flooding. When I

made my site inspection, albeit after a dry period, there was no evidence that the site had been subject to flooding and it was firm underfoot.

- 9.6.4. The third party has referenced there are other available lands within the applicant's landholding suitable for development. However, I note from the applicant's landholding map most of the land abuts the Thonnoge River and/or has no road frontage. The exception to this is Parcel B which comprises 16 hectares of land which has a frontage onto the L3302, but I note a dwelling was previously refused on these lands to the applicant's parents (P.A Ref: 00802) due to its proximity to a quarry.

Conclusion

- 9.6.5. I am satisfied that the proposed development would not be located on an area that is subject to flooding, and that flood risk to the development is low. In arriving at this conclusion, I note the distance from the Thonnoge River is over 200m from the site, the CFRAMS mapping and the flood risk mapping for the county do not identify the site as a flood risk zone.

9.7. Other Issues

- 9.7.1. I note the applicant's agent makes reference to the appellants not complying with the occupancy clause in P.A Ref: 06/1746, however, the matter of enforcement falls under the jurisdiction of the Planning Authority, and I would remind the board that enforcement issues are not a matter for the board.

10.0 AA Screening

- 10.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 10.2. The closest European Sites are the Lower River Suir SAC approximately 2.8km south and 6km east of the subject site, and the Galtee Mountains SAC approximately 3.9km, to the west of the site. The proposed development comprises the construction of a two storey dwelling, garage, treatment system and percolation area and entrance in a rural area. No nature conservation concerns were raised in the planning appeal.

10.3. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is as follows:

- Small scale and nature of the development.
- The absence of any ecological pathway from the subject site to the nearest European site.
- Location-distance from nearest European site and lack of connections.
- Taking into account screening report by the Local Planning Authority.

10.4. I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.

Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

11.0 Recommendation

I recommend that planning permission be granted for the reasons set out below.

12.0 Reasons and Considerations

Having regard to the sites location in a rural area under strong urban influence and the applicant's demonstrated social need for rural housing in accordance with the criteria set out in Objective CDP 5-11 and Category 2 – Social Need (ii), together with the nature, scale and design of the development it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenity of the area, would not result in the creation of a traffic hazard or be injurious to public health or the environment, and would be an acceptable form of development at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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. (a) The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by the applicant, members of the applicant's immediate family or their heirs, and shall remain so occupied for a period of at least seven years thereafter [unless consent is granted by the planning authority for its occupation by other persons who belong to the same category of housing need as the applicant]. Prior to commencement of development, the applicant shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act, 2000 to this effect.
(b) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the planning authority a written statement of confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation. This condition shall not affect the sale of the dwelling by a mortgagee in possession or the occupation of the dwelling by any person deriving title from such a sale.

Reason: To ensure that the proposed house is used to meet the applicant's stated housing needs and that development in this rural area is appropriately restricted to meeting essential local need in the interest of the proper planning and sustainable development of the area.

3. (a) The roof colour of the proposed house shall be blue-black, black, dark brown or dark-grey slate roof or flat tile. The colour of the ridge tile shall be the same as the colour of the roof.

(b) The external walls shall be finished in neutral colours such as grey or off-white smooth render. Local stone only shall be used on the elevations as indicated.

(c) The design of the dwelling shall be amended to internalize the chimney breast on the side elevation. Revised details illustrating same shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of works on site.

Reason: In the interests of visual amenity.

4. (a) The garage shall be used for purposes incidental to the enjoyment of the dwelling house and shall not be used for any residential, commercial or industrial purpose.

(b) Prior to the commencement of development, the applicant shall submit revised plans for the written agreement of the Planning Authority illustrating the setting back of the garage proposed 4metres from the north western site boundary. The landscaping plan shall be amended so as to provide for additional planting between the garage and the shared boundary.

Reason: In the interest of proper planning and development.

5. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

(a) the establishment of a hedgerow along the frontage of the site serving the dwelling with native hedgerow species interspersed with native trees at 5m intervals. Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

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

6. (a) The entrance gates to the proposed house shall be set back not less than 2.4m from the edge of the public road. Wing walls forming the entrance shall be splayed at an angle of not less than 45 degrees and shall not exceed 1.1m in height.

(b) Sightlines shall be to a point 70m away in both directions at the nearside road edge.

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

7. The developer shall provide and arrange for the continuous and indefinite maintenance of an adequate supply of potable water, from the Kilcoran-New Burgess Group water scheme, for the domestic and sanitary needs of the development. Should connection to the public water supply become available, this shall be carried out in a technically satisfactory manner to the requirements of Irish Water. These requirements shall include payment of the appropriate connection fee.

Reason: In the interests of public health and for the well being of the occupant(s) of the development.

8. (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 flooding or pollution.

9. (a) The septic tank/wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on 14th December 2024 and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) – Environmental Protection Agency, 2021.

(b) Treated effluent from the septic tank/ wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent \leq 10)” – Environmental Protection Agency, 2021.

(c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

Reason: In the interest of public health and to prevent water pollution.

10. 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.

Catherine Dillon
Planning Inspector

4th June 2025

14.0 Appendix 1 Consideration of Local Authority Conditions

Consideration of Local Authority Conditions		
ABP Ref: 322020-25 P.A Ref: 2461104		
P.A Condition No	Subject	Included/Modified/Excluded in Schedule of Conditions and reasons
1	Plans & particulars & unsolicited information	Modified Covered in Condition No.1 (Standard ABP condition)
2	Occupancy clause	Modified Covered in condition No.2 (Standard ABP condition)
3	Materials	Modified Covered in condition 3
4	Use of garage & relocation	Included Covered in condition 4
5	Landscaping	Modified Covered in condition 5 (Standard ABP condition)
6	Sightlines & ESB poles	Modified Covered in condition 6
7	Potable water connection	Included Covered in Condition 7
8	Septic tank & percolation area	Included Covered in Condition 9 (Standard ABP condition)
9	Surface water	Included Covered in Condition 8 (Standard ABP condition)
10	Vehicular access setback	Excluded Covered in condition 6
11	Service cables	Excluded
12	Demolition works	Excluded
13	Development Contribution	Included Covered in condition 10 (Standard ABP condition)

15.0 Appendix 2 Form 1 - EIA Pre-Screening

Case Reference	322020-25
Proposed Development Summary	Two storey dwelling house, domestic garage, effluent treatment tank and percolation system, entrance and all associated works.
Development Address	Knockane, Ballylooby, Cahir, Co. Tipperary
	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)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2. <input type="checkbox"/> 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)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
<input checked="" type="checkbox"/> 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?	
<input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed	

<p>type of proposed road development under Article 8 of the Roads Regulations, 1994.</p> <p>No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p>EIA is Mandatory. No Screening Required</p>	<p>State the Class and state the relevant threshold</p>
<p><input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p>Preliminary examination required. (Form 2)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	<p>State the Class and state the relevant threshold</p> <p>Class 10(b)(i) of Part 2: threshold 500 dwelling units.</p>
<p>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)?</p>	
<p>Yes <input type="checkbox"/></p>	<p>Screening Determination required (Complete Form 3)</p>
<p>No <input checked="" type="checkbox"/></p>	<p>Pre-screening determination conclusion remains as above (Q1 to Q3)</p>

Inspector: Catherine Dillon

Date: 4th June 2025

Form 2 EIA Preliminary Examination

Case Reference	322020-25
Proposed Development Summary	Two storey dwelling house, domestic garage, effluent treatment tank and percolation system, entrance and all associated works.
Development Address	Knockane, Ballylooby ,Cahir, Co.Tipperary
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).	<p>There are a number of established residential properties within the immediate context of the development site, including two houses located immediately to the north west of the subject site. The nature and size of the proposed dwelling is not considered exceptional in the context of neighbouring houses.</p> <p>I do not consider that the level of waste generated would be significant in the local, regional or national context. No significant waste, emissions or pollutants would arise during the construction or operational phase due to the nature of the proposed use.</p> <p>The proposed development does not involve any demolition works. The development, by virtue of its residential type, does not pose a risk of major accident and/or disaster.</p>
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	<p>The site is located approximately 2.8km north and 6km west of the Lower Suir SAC and 3.9km east of the Galtee Mountains SAC.</p> <p>The Thonnoge River is c.215m to the west of the site boundary beyond the local road and flows in an easterly direction towards the River Suir. Given that there are no hydrological connections I have concluded in my AA Screening that that the proposed development would not likely have a significant effect on any European site.</p> <p>The subject site is not located within or adjoins any environmentally sensitive sites or protected sites of ecological importance, or any sites known for cultural or historical significance.</p> <p>I consider that there is no real likelihood of significant cumulative impacts having regard to other existing and/or permitted projects in the adjoining area.</p>

Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation)	Having regard to the limited nature of construction works associated with the development, its location removed from any sensitive habitats / features, the likely limited magnitude and spatial extent of effects, and the absence of in combination effects, there is no potential for significant effects on the environment.
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.	N/A
There is a real likelihood of significant effects on the environment.	N/A

Inspector: Catherine Dillon Date: 4th June 2025

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)

16.0 Appendix 3 WFD Screening

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	322020	Townland, address	Kilcoran, Ballylooby, Co.Tipperary
Description of project	Two storey dwelling, domestic garage, effluent treatment tank and percolation system, entrance and all associated site work		
Brief site description, relevant to WFD Screening,	<p>The site is relatively flat with a gradual fall from the north west to the south east of the site. The site is in a rural location with 2 dwellings immediately to the north west of the site. The sub soil of the site is composed of Sandstone till (Devonian) and has a sandy texture. The national Soils Hydrology Map indicates the subject site is on well drained soils. Ground water has a high vulnerability on the site, with parts of the site to the north west having a moderate vulnerability.</p> <p>The site lies within the Clonmel Ground Waterbody (IE_SE_G_040) which is listed as being at risk in the WFD.</p> <p>The Thonnoge River is c. 215m to the west of the site boundary beyond the local road and flows in an easterly direction towards the River Suir, and the site lies within the Thonage_020 WFD River Sub Basin. The closest River Station to the site (Station Code: RS16T020050) has a Q value (Q rating 4-5).</p>		
Proposed surface water details	Soakaway area and discharged to groundwater.		
Proposed water supply source & available capacity	Group water scheme		
Proposed wastewater treatment system & available capacity, other issues	The proposed septic tank system and percolation area would be installed in accordance with the EPA Code of Practice 2021.		
Others?	None		

WFD IMPACT ASSESSMENT STAGE 1: SCREENING

Step 1: Nature of the Project, the Site and Locality

An Bord Pleanála ref. no.	322020	Townland, address	Kilcoran, Ballylooby, Co.Tipperary
Description of project	Two storey dwelling, domestic garage, effluent treatment tank and percolation system, entrance and all associated site work		
Brief site description, relevant to WFD Screening,	Site is located on a relatively flat area of land on Till derived from Devonian sandstone with acid brown podzolics subsoil and is currently in agricultural use. There is a watercourse located c.215 metres west of the site and drainage ditch to the south east. The site is located on a regionally important aquifer with moderate vulnerability.		
Proposed surface water details	Development will be drained to a soakage area and discharged to groundwater.		
Proposed water supply source & available capacity	Kilcoran Group water scheme.		
Proposed wastewater treatment system & available capacity, other issues	Septic tank and percolation area		
Others?	Not applicable		

Step 2: Identification of relevant water bodies and Step 3: S-P-R connection						
Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
River Waterbody	215m	Thonoge _020	Good	Monitoring	No pressures	Not hydrologically connected to surface watercourse.
Groundwater waterbody	Underlying site	Clonmel IE_SE_G_040	Good	At risk	Nutrients	Free draining soil conditions.
Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.						
CONSTRUCTION PHASE						

No.	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
1.	Surface	Thonoge _020	None	None	None	No	Screened out
3.	Ground	IE_SE_G_040	Drainage	Hydrocarbon Spillages	Standard Construction Measures / Conditions	No	Screened out
OPERATIONAL PHASE							
3.	Surface	_020	None	None	None	No	Screened out
4.	Ground	_040	None	None	None	No	Screened out
DECOMMISSIONING PHASE							
5.	NA						