



An
Coimisiún
Pleanála

Inspector's Report ABP-322207-25

Development

Development of 6 no. 2 storey townhouses, including new site boundary treatments, car parking, hard and soft landscaping, ancillary site services and associated site works.

Location

Brownfield site at junction of Block Road (L6311) with Dublin Road (R445), Portlaoise, Co. Laois

Planning Authority

Laois County Council

Planning Authority Reg. Ref.

2460058

Applicant(s)

Portlaoise Service Station Ltd

Type of Application

Permission

Planning Authority Decision

Grant

Type of Appeal

Third Party

Appellant(s)

George Percy

Observer(s)

None

Date of Site Inspection

27 June 2025

Inspector

Gillian Kane

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1.0 Site Location and Description

- 1.1.1. The subject site is located in the centre of Portlaoise town, on the northern side of the Dublin Road (R445) at the junction with the Block Road. The brownfield infill site is heavily overgrown and is fenced off from the road by a low wall with locked gates. The site rises from west to east. To the east and west and one-off two storey dwellings. To the north is the Fielbrook housing estate of two-storey detached and semi-detached dwellings. To the south of the site, across the Dublin Road is the Midland Regional Hospital.

2.0 Proposed Development

- 2.1.1. On the 12th February 2024, permission was sought for a development of 6 no. two storey townhouses on a site of 0.152ha.
- 2.1.2. A planning report dated 28th March 2024 noted that the site was zoned General Business in the 2021 Laois CDP and that residential use is not acceptable in such zones. The report recommended that a material contravention of the CDP in accordance with section 34(6) of the Planning and Development Act 2000, as amended should be sought. A second planning report dated 05 March 2025 states that a material contravention process was undertaken in January 2025, that no submissions were received during the statutory time period and that on the 24 February 2024, the material contravention was approved.
- 2.1.3. I note the following from the Laois County Council minutes of meeting on the 27th January 2025:
226. Proposed Material Contravention of the Laois County Development Plan 2021-2027 Planning Reference – 24/60502 - the construction of 6 no. two storey 3 bed 5 person dwelling units consisting of 5 no. terraced split level houses and 2 no. semi-detached houses, vehicular entrance to existing estate road, parking, boundary treatments, landscaped amenity space, local road and footpaths and all associated site infrastructure works at Rockview, Portlaoise The Members were circulated with the planning report on this proposed development. It was also noted that requirements in relation to Part 15 of the Local Government Act 2001 had also issued to Members. On the proposition of Councillor Paschal McEvoy seconded by Councillor John Joe Fennelly, the Members agreed to the proposed construction of 6

no. two storey 3 bed 5 person dwelling units consisting of 5 no. terraced split level houses and 2 no. semi-detached houses, vehicular entrance to existing estate road, parking, boundary treatments, landscaped amenity space, local road and footpaths and all associated site infrastructure works at Rockview, Portlaoise.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. On the 7th March 2025, the Planning Authority issued a notification of their intention to GRANT permission subject to 17 no. conditions.

3.2. Planning Authority Reports

- 3.2.1. **Engineering report:** Further information required. RSA, Road opening licence
- 3.2.2. **Road Design Office:** Further details required on surface water drainage, junction details to facilitate future upgrades to the existing roundabout, Road Safety Audit, bicycle parking, EV charging points, public lighting, and auto track analysis
- 3.2.3. **Housing Department:** Part V agreement has been made.
- 3.2.4. **Planning Report:** Notes that residential development is not permitted on the subject site as it is zoned General Business. Recommends that a material contravention process be undertaken. Housing mix is acceptable. Considers that overlooking of adjoining residential properties could be mitigated by opaque glazing. Noting the ground level changes, contiguous elevation and sections should be requested. Proposed house types and design are acceptable. Private open space for 4 no. of the dwellings is below the required and should be revised. Public open space is acceptable. Proposed boundary treatments are acceptable but further detail required on treatment of existing vegetation. Notes request of internal departments for further information. Recommends Further information request on 12 no. items

3.3. Prescribed Bodies

- 3.3.1. **Uisce Eireann:** No objection subject to 4 no. standard conditions.
- 3.3.2. **HSE:** No response. The Board will note that the Planning report states “no objection”. When requested to provide the report to ACP, the Planning Authority stated that the reference in the planning report was an error and should have stated “no response”.

3.4. Third Party Observations

3.4.1. Three submissions to the Planning Authority raised the following issues:

- Only single storey housing should be permitted,
- Concerns over boundary treatments in relation to privacy, security,
- Flooding,
- Proximity to existing dwellings and overshadowing,
- Ground level changes

3.5. Further Information

3.5.1. On the 2nd of April 2024, the applicant was requested to address the following 12 items of Further information:

- 1 financial implications of material contravention process,
- 2 contiguous elevations and site levels
- 3 private open space
- 4 junction details,
- 5 surface water drainage,
- 6 RSA,
- 7 EV charging
- 8 Public lighting
- 9 Auto track analysis
- 10 Disabled parking
- 11 Vegetation proposal
- 12 Address third party submission

3.5.2. On the 12th November 2024, the applicant responded to the Further information request. The submission included contiguous elevations, revised site layout plans, junction details, revised surface water manholes, Stage 1 and Stage 2 RSA, details of 2 no. accessible EV charging spaces, public lighting layout, auto track analysis, details for the removal of all vegetation on site, and comments on the third party submissions.

3.6. Reports on file following submission of further information:

3.6.1. **Engineering Department:** No further observations to make

3.6.2. **Housing:** Part V agreement has been made. No further comments.

- 3.6.3. **Planning Report:** Response to material contravention request is acceptable. Proposed development should be revisited to provide for extraction of material on site, this would reduce the ridge height of the proposed dwellings. Responses to open space requirement, junction details, surface water details, RSA, EV charging, public lighting, auto track analysis, disabled parking, vegetation treatment are acceptable. Clarification of further information required on two issues.

3.7. Clarification of Further Information

- 3.7.1. On the 5th December 2024, the applicant was advised that the response to the further information request was deemed unsatisfactory and they were invited to address the following:
- 1 confirm the applicant will meet the financial implications of seeking a material contravention
 - 2 revised elevations, plans and site layout amending the FFL and ridge heights to be between the ridge levels of the existing dwellings to the west and east on the R445.
- 3.7.2. The applicant responded to the CFI request on the 9th December 2024 confirming that they would meet the financial requirements of the material contravention process. Revised drawings showing amended ridge levels in a contiguous elevation were submitted.

3.8. Reports on file following submission of CFI

- 3.8.1. **Planning Report:** Recommends permission be granted subject to 22 no. conditions.

4.0 Relevant Planning History

- 4.1.1. **PL11.243066** (Planning Authority reg. ref. 13/339): Planning permission granted for Construction of a new two-storey medical centre, with a single storey pharmacy unit element, a new signalised junction arrangement on the Dublin Road/Block Road Junction with a new signalised access onto the Dublin Road, associated hard standing, landscaping and car parking, and building mounted signage, lighting, bin storage, boundary treatment and all ancillary works, subject to 14 no. conditions.

5.0 Policy Context

5.1. Sustainable Residential Development & Compact Settlement Guidelines

- 5.1.1. The 2024 guidelines expand on the higher-level policies of the National Planning Framework (NPF) in relation to the creation of settlements that are compact, attractive, liveable and well-designed. There is a focus on the renewal of settlements and on the interaction between residential density, housing standards and placemaking to support the sustainable and compact growth of settlement.
- 5.1.2. In accordance with the provisions of Section 34 of the Act when making a decision in relation to an application that includes a residential element or other elements covered by these guidelines, the planning authority is required to have regard to the policies and objectives of the Guidelines and to apply the specific planning policy requirements (SPPRs).

5.2. Regional Spatial and Economic Strategy for the Eastern & Midland Region

- 5.2.1. The Eastern & Midland Regional Assembly 'Regional Spatial & Economic Strategy 2019-2031' provides for the development of nine counties including County Laois and supports the implementation of the National Development Plan (NDP). Within Table 4.2 – 'Settlement Hierarchy' Portlaoise is listed as a Key Town in the Gateway Region category. The RSES includes a section on Portlaoise and under the heading Residential Development, the following is noted: 'Over the coming years focus will be on proactively encouraging housing delivery in a sustainable manner that acknowledges economic and market conditions, whilst ensuring housing need is met including the housing needs of younger people, families, private renters and the ageing population. The provision of a mixture of well-designed housing types at appropriate locations will facilitate and contribute to the ongoing regeneration, consolidation and renewal of the town.'
- 5.2.2. Under Table 6.1 – 'Retail Hierarchy for the Region', Portlaoise is listed as a Level 2 town. A Local Transport Plan is proposed for Portlaoise.

5.3. Laois County Development Plan 2021-2027

- 5.3.1. The Laois County Development Plan 2021 - 2027 is the current statutory plan for County Laois. Volume 1 provides the 'Written Statement and relevant maps. The population of the county was 84,647 in 2016 and has a RSES Target for between

95,500 - 97,500 by 2031. Portlaoise and Graiguecullen are the Key Towns for County Laois.

5.3.2. Volume 2 provides the Settlement Strategy and under heading 2.1 – Portlaoise, it is stated: 'It is an objective of the Council to make Local Area Plans for Portlaoise. During the Transition period between adoption of this County Development Plan and the adoption of the Local Area Plan for Portlaoise, the objectives (including zoning objectives – Refer to Map 2.1), policies and standards in this County Development Plan shall apply.' Map 2.1 provides for a similar plan to that of the Portlaoise Local Area Plan 2018 – 2024. Appendix 3 provides the 'Housing Strategy including Housing Need and Demand Management.'

5.3.3. The following Development Management Standards as set out in the county development plan are relevant:

- DM HS 1 – Residential Housing Development
- DM HS 2 – Residential Apartment Development
- DM HS 3 – Density of Residential Development 'The number of dwellings to be provided on a site should be determined with reference to the document Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009). Within these Guidelines a range of residential densities are prescribed, dependent on location, context, scale and availability of public transport.'
- DM HS 4 – Landscaping and Public Open Space in Residential Developments
- DM HS 5 – Public Open Space Provision for Housing Developments
- DM HS 6 - Private Open Space in Housing Residential Development
- DM HS 8 – Overshadowing of dwellings and open space
- DM HS 9 - Internal space standards in housing developments
- DM HS 10 – Boundary treatments
- DM HS 11 – Refuse / Recycling
- DM HS 12 – Bring Banks
- DM HS 19 – Landscaping and Biodiversity

Section 13.2.6 'Density' sets a density of '35 or Site Specific' for 'Town Centre/ Infill/ Brownfield' development in Key Towns such as Portlaoise.

5.4. Portlaoise Local Area Plan 2024-2030

- 5.4.1. Section 3.9 of the LAP states that the strategic vision for the town is "To fulfil the role as Key Town, by providing for low carbon, sustainable and consolidated growth in a coherent spatial manner, protecting and maximising opportunities presented by the unique natural and built environment for green and public modes of transport, recreation and employment opportunities, while delivering an exemplar quality of life for residents".
- 5.4.2. Policies and objectives for the town area set out in sections 3.10 and 3.11. Of relevance to the subject proposal are:

PCP 4 Apply increased residential densities where appropriate having regard to Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) and apply appropriate development management measures in ensuring growth is appropriate and in compliance with the RSES 2019;

PCO1 which is "To support and facilitate sustainable intensification and consolidation of the town centre and in established residential areas"

PCO 4 To support and facilitate development on zoned land based on the policies and objectives of the Laois County Development Plan 2021-2027;

PCO 5 To focus new residential development into brownfield sites;

5.5. Natural Heritage Designations

- 5.5.1. The subject site is 1.4km east of the pNHA Ridge of Portlaoise (000876) and 4.2km south-west of the Clonreher Bog NHA (002357).

5.6. EIA Screening

- 5.6.1. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The

proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. George Percy of 42 Fielbrook, the dwelling to the immediate north of the subject site has appealed the decision of the Planning Authority to grant permission. The grounds of the appeal can be summarised as follows:

- The proposed two-storey houses will create an overlooking and a privacy issue,
 - The previous building on site was single storey,
 - The ground level of the proposed development is approx. 900mm higher than the appellants dwelling. Photo submitted.
 - Requests a shadow survey,
- Proposed boundary will create a gap between the fence and the existing wall,
 - Will lead to rodent, dirt and weeds in the gap, and create a dumping ground
 - Who will maintain both sides of the fence?
 - 2m high fence will be a security risk for appellants disabled children
 - Who will maintain the boundary wall? Pictures submitted showing damage to wall,
 - Thefts have occurred by people entering from the site.
 - A 2.5m high wall, plastered and capped should be constructed.
- Cable TV wire runs along the wall.
- Access to the rear of the site from Dublin Road should be prevented by locked gates at the front of the houses
- The ground level difference between the subject and appellant sites will result in rain water flooding onto the appellant site.
- The planning reports on file refer to the appellants house and the deficiency in private open space.

- None of the appellants concerns were taken into account by the Planning Authority.

6.2. Planning Authority Response

6.2.1. None on file

6.3. Observations

6.3.1. None on file

7.0 Assessment

7.1.1. I have examined the file and the planning history, considered national and local policies and guidance and inspected the site. I have assessed the proposed development. I am satisfied that the issues raised adequately identify the key potential impacts and I will address each in turn as follows:

- Principle of Proposed development
- Impact on Residential Amenity
- Boundary Treatment

7.2. Principle of Proposed Development

7.2.1. The subject site is zoned 'General Business' in the Laois County Development Plan 2021 and 2027 and the Portlaoise LAP 2024-2030.

7.2.2. The planning report on the subject development, dated 28th March 2024 noted that the site was zoned General Business in the 2021 Laois CDP and that residential use is not acceptable in such zones. The report recommended that a material contravention of the CDP in accordance with section 34(6) of the Planning and Development Act 2000, as amended should be sought. A second planning report dated 05 March 2025 states that a material contravention process was undertaken in January 2025, that no submissions were received during the statutory time period and that on the 24 February 2024, the material contravention was approved.

7.2.3. I note the following from the Laois County Council minutes of meeting on the 27th January 2025:

226. Proposed Material Contravention of the Laois County Development Plan 2021-2027 Planning Reference – 24/60502 - the construction of 6 no. two storey 3 bed 5 person dwelling units consisting of 5 no. terraced split level houses and 2 no. semi-detached houses, vehicular entrance to existing estate road, parking, boundary treatments, landscaped amenity space, local road and footpaths and all associated site infrastructure works at Rockview, Portlaoise The Members were circulated with the planning report on this proposed development. It was also noted that requirements in relation to Part 15 of the Local Government Act 2001 had also issued to Members. On the proposition of Councillor Paschal McEvoy seconded by Councillor John Joe Fennelly, the Members agreed to the proposed construction of 6 no. two storey 3 bed 5 person dwelling units consisting of 5 no. terraced split level houses and 2 no. semi-detached houses, vehicular entrance to existing estate road, parking, boundary treatments, landscaped amenity space, local road and footpaths and all associated site infrastructure works at Rockview, Portlaoise.

- 7.2.4. I note section 37(2)(a) of the Planning and Development Act 2000, as amended which states that “Subject to paragraph (b), the Board may in determining an appeal under this section decide to grant a permission even if the proposed development contravenes materially the development plan relating to the area of the planning authority to whose decision the appeal relates”. I am satisfied that should the Board decide, permission can be granted for the proposed development subject to section 37(2)(a).
- 7.2.5. I note that the appellant does not object to the principle of residential development on the subject site.

7.3. Impact on Residential Amenity

- 7.3.1. The appellant raises concerns of overlooking and requests that only single storey dwellings be constructed on the subject site. The revised site layout plan provides for rear garden depths of 11.4m for the proposed dwellings. With a garden depth of 12m in the appellant property, it is considered this is sufficient to prevent any overlooking of the appellants property from the proposed dwellings. I note that of the two upper floor windows in each dwelling, one is a bathroom. Should the Coimisiún decide to grant permission, a condition requiring opaque glazing of the bathroom windows can be attached.

- 7.3.2. The appellant notes that the subject site is approx. 900m higher than his property. The developer should be required by way of condition to landscape the northern boundary of the subject site, subject to the approval of the Planning Authority. This will aid integration of the proposed development and protect against overlooking.
- 7.3.3. The appellant requests a shadow analysis of the proposed development. As the appellant property is due north of the subject site / proposed development, and rear elevations are approx. 20m from each other, I am satisfied that no undue overlooking or overshadowing will occur. The Coimisiún will note that all of the properties surrounding the subject and appellant sites are two-storey. Such a pattern of development is to be expected in this built-up established residential area.

7.4. Proposed Boundary Treatments

- 7.4.1. The appellant notes the condition of the existing boundary wall and raises a concern that the construction of a new fence inside the existing wall would create an inaccessible area. This concern can be adequately addressed by requiring the developer to construct a new boundary wall of no less than 2m in height along the northern boundary of the subject site, in the place of the existing boundary. The applicant has indicated (in the Further information response to the Planning Authority) that they intend to undertake a pre-construction condition survey and engage with adjoining property owners.
- 7.4.2. I note the appellants concerns regarding the creation of an 'open' development that would create an access to his property. I note that in the revised site plan submitted to the Planning Authority in December 2024, the developer included 'secure, lockable pedestrian gates to both ends of the development , positioned along the front building line'. The developer stated that this would ensure that the rear gardens are secured and would reduce the risk of unauthorised public access. I am satisfied that this is an acceptable solution to the appellant's concern.

7.5. Other

- 7.5.1. Cable TV wire: The developer has stated that the wire running along the boundary wall is not within their ownership.

- 7.5.2. Flooding: The proposed development will not alter the ground level difference between the subject sites. The removal of the large expanse of hard-standing on site and its replacement with natural landscapes will improve the permeability of the site.
- 7.5.3. Open Space: the revised proposal at Further information stage results in all dwellings meeting the requirements of the development plan for private open space.

8.0 AA Screening

- 8.1.1. Having regard to the nature and scale of the proposed residential development of six dwellings in a fully serviced built-up urban area, no appropriate assessment issues arise and it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects, on a European site.
- 8.1.2. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is 1.4km east of the pNHA Ridge of Portlaoise (000876) and 4.2km south-west of the Clonreher Bog NHA (002357). The proposed development comprises the construction of six dwellings on a brownfield site.
- 8.1.3. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any appreciable effect on a European Site. The reason for this conclusion is due to the small scale of the proposed residential development in a zoned and serviced area and the distance to the nearest European site and lack of connections.
- 8.1.4. I consider that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on a European Site and appropriate assessment is therefore not required.

9.0 Recommendation

- 9.1.1. I recommend permission be GRANTED for the following reasons and considerations, and subject to the following conditions:

10.0 Reasons and Considerations

10.1.1. Having regard to the location of the subject site in an established urban area, within walking distance of Portlaoise town centre, and adjoining a number of employment centres it is considered that, the proposed development would constitute an acceptable residential density in this urban location, would be acceptable in terms of layout, height, scale and design, would provide a suitable level of amenity for future residents, would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, would be served by adequate parking and environmental services, and would comply with the provisions of the development plan, and the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in March 2018, the Sustainable Residential Development and Compact Settlement Guidelines 2024. 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, as amended by the further plans and particulars received by the planning authority on the 12th day of November 2024, and clarification of further information on the 12th of December 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 The first floor bathroom window on the rear elevation of each of the 6 no. dwellings shall be of opaque glazing only.

Reason: In the interest of protecting the residential amenity of dwellings to the north

- 3 Details of the construction of a 2m high boundary wall, along the northern boundary of the subject site shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of construction of the dwellings.

Reason: in the interest of visual and residential amenity

- 4 The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

All planting shall be adequately protected from damage until established. Any plants 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 the interest of residential and visual amenity.

- 5 Prior to the commencement of development the developer shall enter into a Connection Agreement with Uisce Éireann (Irish Water) to provide for a service connection to the public water supply.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

- 6 Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health

- 7 The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management

measures, environmental protection measures and traffic management arrangements.

Reason: In the interest of public safety, environmental protection, and residential amenity

- 8 Hours of work shall be confined to 0700 to 1900 Mondays to Fridays inclusive, excluding bank holidays, and 0800 to 1400 hours on Saturdays. Deviation from these times will only be allowed in exceptional circumstances subject to the prior written agreement of the planning authority.

Reason: In the interest of residential amenities of surrounding properties and in the interest of clarity.

- 9 All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

- 10 Proposals for an estate/street name, house numbering scheme and associated signage (in Irish and English) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme. The proposed name shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name.

Reason: In the interests of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

- 11 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 provision of social and

affordable housing in accordance with the requirements of section 96 of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 97(7) applies) may be referred by the planning authority or any other prospective party to the agreement to the Board 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 Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. 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: To ensure the satisfactory completion of the development.

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.




Gillian Kane
Senior Planning Inspector

4 July 2025

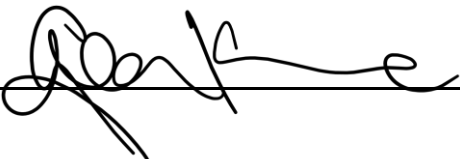
12.0 Form 1 - EIA Pre-Screening

Case Reference	
Proposed Development Summary	Development of 6 no. 2 storey townhouses, including new site boundary treatments, car parking, hard and soft landscaping, ancillary site services and associated site works
Development Address	Junction of Block Road (L6311) with Dublin Road
	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?	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
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"/> 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"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2)	10(b)(i) Construction of more than 500 dwelling units.
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)?	
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector:  Date: 04 July 2025

13.0 Form 2 - EIA Preliminary Examination

Case Reference	
Proposed Development Summary	Development of 6 no. 2 storey townhouses, including new site boundary treatments, car parking, hard and soft landscaping, ancillary site services and associated site works
Development Address	Junction of Block Road (L6311) with Dublin Road
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	Proposed development of six dwellings on brownfield, serviced urban site
Location of development	Fully serviced urban site in centre of well established large rural town, No environmental sensitivities
Types and characteristics of potential impacts	No impacts likely
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.

Inspector:  Date: 04 July 2025