



An
Coimisiún
Pleanála

Inspector's Report

ABP 322396-25

Development	The construction of a two storey house, connection to existing services and all associated site works.
Location	16 Shandon Park, Dublin Road, Kilkenny.
Planning Authority	Kilkenny County Council
Planning Authority Reg. Ref.	2460163
Applicant(s)	Tony and Bronagh Treacy.
Type of Application	Permission.
Planning Authority Decision	Permission with conditions.
Type of Appeal	Third Party
Appellant(s)	1. Eugene Orr 2. John Gowen
Observers	None.

Date of Site Inspection

9th June 2025.

Inspector

Derek Daly

1.0 Site Location and Description

- 1.1. The development is located in Shandon Park an established residential area located off Dublin Road in the north east of Kilkenny city.
- 1.2. The appeal site is a residential site on which there is a two storied semi-detached dwelling and the proposal is in effect located in the site garden area of the site. the site forms part of a row of similar two storied semi-detached dwellings. The western boundary of the site is defined by the site of the dwelling on 16 Shandon Park to be retained, the eastern boundary of the site adjoins the rear boundary of site nos 17 and 18 Shandon Park and the rear northern boundary the rear boundary of 19 Shandon Park. The site roughly triangular in configuration tapering in a northerly direction.
- 1.3. The roadside boundary of the existing site which is located at the inner edge of the public footpath is defined by a low boundary wall approximately a metre in height with a mature evergreen hedge inside of the wall to a height of in excess of three metres which screens the front and side garden from public view. To the north of the site boundary is a wall approximately 2 metres in height which defines the side boundary of 17 Shandon Park which is corner site and the end property of a row of two storied semi-detached dwellings
- 1.4. The site has a stated area of 0.022 hectares.

2.0 Proposed Development

- 2.1. The proposed development as initially received by the planning authority on the 8th April 2024 was for the erection of a dwelling house, connection to existing services and all associated site works.
- 2.2. The dwelling which was of modern design and construction was two storied with a side annexe which is single storied with a maximum height to the roof ridge of 6975mm. The floor area of the proposed dwelling is stated as 111.03m². The front building line as proposed was set forward approximately 1500mm of the existing dwelling with a building line of a maximum of 4160mm from the roadside boundary. There was provision for two on-site parking spaces in the side area of the road

frontage. There was provision for open space to the front excluding the parking area, to the side at the rear of the parking area and in the rear of the proposed dwelling. The rear two storied boundary would be within 1250mm of the boundary with No 18 Shandon Park and the single storey would be within 1425mm of the boundary of 18 Shandon Park.

2.3. Further information was submitted on the 7th March 2025 and following a survey of the site;

- The boundaries of the site were revised reducing in size the overall site.
- The proposed dwelling was redesigned to be smaller in scale to adhere to site and plot ratio as set down in the Kilkenny Development Plan and as a consequence the overall floor area has been reduced from 111m² to 90m². In effect the floor plans are recast and the single storey annexe is omitted. The width of the front elevation is reduced from 7900mm to 6000mm.
- Due to the reduced site size and plot ratios, along with the revised dwelling design, the front building line is revised to move the proposed dwelling footprint 400mm back towards the existing building line and the proposed dwelling is now 1105mm forward of the existing building line. It was stated it was not possible to achieve a workable floor plan and layout while moving the front of the dwelling in line with existing building line.
- A two tone finish to match existing dwelling has been proposed.
- It is indicated that indicates 27m² rear open space available on the proposed site.
- The existing shed is proposed to be retained and drawings have been included in relation to this.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. The decision of the Planning Authority was to grant planning permission subject to ten conditions.

3.1.2. Condition of note which arises in the grounds of appeal

10d) The applicant shall ensure that the height of the boundary wall and gate piers over the full extent of the boundary does not exceed 900mm. Existing landscaping/hedging shall be set back behind the wall or removed to ensure there is adequate inter-visibility at the back of the footpath between pedestrians and vehicles egressing the driveway and to eliminate encroachment of vegetation into the footpath space.

3.2. **Planning Authority Reports**

3.2.1. Planning Reports

The planning report dated the 29th May 2024 refers to the planning history of the site; submissions received and provisions of the statutory development plan. Following assessment further information was recommended on a range of matters including shadow impact analysis, a detailed survey on the location/alignment of the sewer line that crosses the site and shall submit proposals to protect and/or re-route the sewer line, submit details of the proposed entrance and indicate that the sightlines to the site can be provided, the applicant was invited to consider moving the house closer to the boundary with the neighbouring number 16 and also moving the house back to better align with the front building line of the neighbouring numbers 16 and 15 and consider a two-tone finish to the building similar to the neighbouring units to assist with integration into the existing terrace; demonstrate that the proposal can achieve a minimum of 25m² of consolidated usable private open space, reserved exclusively for use of the infill unit and it was noted that a significant shed has been constructed on lands under the control of the applicant to the rear of number 16 which may exceed the exempt development limitations in size and exceedance of the site curtilage having made use of party boundaries.

3.2.2. The planning report dated the 2nd April 2025 refers to the further information response submitted and following assessment permission was recommended.

4.0 **Planning History**

4.1.1. P.A Ref. No 99/90: Permission granted to demolish existing garage and build two-storey extension

5.0 Policy and Context

5.1. Development Plan

- 5.1.1. The statutory development plan is the Kilkenny City and County Development Plan 2021-2027.
- 5.1.2. The statutory development plan is the Kilkenny City & Environs Development Plan 2021-2027 The site is located in an area zoned Existing Residential, the objective of which is to protect, provide and improve residential amenity.
- 5.1.3. Chapter 4 refers to the Core Strategy and section 4.2.1 to promoting compact growth and that one of the key Strategic Outcomes of the NPF is the achievement of Compact Growth. Compact and sustainable growth focuses on reusing previously developed “brownfield sites” and building up infill sites which may not have been built on before, particularly in well serviced urban locations served by good transport links and in close proximity to employment opportunities. Compact growth should be achieved in these areas without compromising the existing residential amenity or residential character of the area, either by “Increased Height”, “infill” or by “sub-division”.
- 5.1.4. Chapter 13 refer to Requirements for Developments and Section 13.4 to Compact Growth and that in accordance with the NPF and the Core Strategy, it is an objective of the plan to promote compact growth. Compact Growth can be achieved through appropriate density and “infill” development and through increased heights.

Section 13.5 refers to Infill Development and that the Council will

- also have regard to the Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) Guidelines for Planning Authorities (DEHLG, 2009) Infill development.
- “Infill” residential development may range from small gap infill, unused or derelict land and “backland” areas, up to larger residual sites or sites assembled from a multiplicity of ownerships.
- Sub division of sites can be achieved where large houses on relatively extensive sites can accommodate new residential development without unduly impacting the existing residential amenity.

- New developments, particularly in established built up areas can only be developed with the appropriate consideration of existing neighbouring amenity. Availing of development opportunities for infill sites will need to be sensitive to the potential of them imposing on existing neighbouring structures in terms of encroachment, overlooking and overshadowing.
- It is Council policy to facilitate infill development where minimum requirements can be met and where the proposed development will not materially impact the residential amenity or character of neighbouring developments.

13.5.1.1 refers to Development Management Requirements for Urban Infill

Development Smaller and specifically for smaller single unit infill sites and for single unit infill developments (permanent subdivision), the following requirements should be met;

- normal plot ratio and site coverage requirements;
- in the case of development proposals with access from communal access roads (back lanes), such communal access roads shall be improved to comply with DMURS standards or such relaxation as determined by the Planning Authority;
- Where accessing from existing public roads, have direct access via an access road at least 3m in width along its entire length;
- the proposal must provide a minimum of 25sqm of consolidated usable private open space, reserved exclusively for use of the infill unit. The original unit should also retain at least a minimum 25 sqm of consolidated usable private open space;
- Structures should maintain a setback distance of at least 7.5m from the rear of any neighbouring house;
- Structures must not unduly overlook any neighbouring house or private open space from upper floor levels and orientation and setback are important in this regard (22m rule applies between opposing first floor windows unless good merit exists for relaxation);
- Structures must not unduly overshadow or encroach on any neighbouring house and a shadow path impact analysis may be required; The proposed development

must not unduly affect the character of the immediate environs, including ACAs or neighbouring protected structures.

Each application shall be considered on its own merit and in accordance with the principles of proper planning and sustainable development.

Section 13.9 refers to Separation Distance between Houses and that in general, there should be adequate separation (traditionally about 22m between 2-storey dwellings) between opposing first floor windows. However, relaxation of this standard will be considered where the careful positioning of opposing windows can prevent overlooking even with shorter back-to-back distances. Windows serving halls and landings do not require the same degree of privacy as, say, balconies and living rooms. A minimum of 2.3 metres shall be provided between the side walls of detached, semi-detached and end of terrace dwellings to ensure privacy and ease of access. A property boundary should ideally occur mid-way along this dimension.

5.2. National Guidance.

- 5.2.1. Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 outlines guidance and standards to be applied in relation to the provision of residential development on a wide range of criteria.
- 5.2.2. Design Manual for Quality Housing 2022 provides guidance in relation housing in the context of meeting modern requiring and the principle of sustainable development while acknowledging that it is understood that each scheme will have its own site-specific influences and particular requirements.

5.3. Natural Heritage Designations

- 5.3.1. The subject site is not located within site designated as a Natura 2000 site or NHA/pNHA and a significant distance of the subject site from any designated site.

6.0 EIA Screening

- 6.1. The proposed development has been subject to preliminary examination for environmental impact assessment and in this regard, I refer to Form 2 in Appendix 1 of this report. 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. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 The Appeal

7.1. Grounds of Appeal

7.2. The appellant Eugene Orr grounds of appeal in summary refers to;

- The proposed development violates the Planning and Development Act with regard to pedestrian safety.
- Reference is made to condition no 10d of the planning authority's decision to grant planning permission which refers to a boundary height not exceeding 900mm and the existing boundary is has a height of 2400mm raising concerns between pedestrians and vehicles egressing the driveway.
- Reference is made to inaccurate drawings and that the existing sewer line is within the required 3 metre distance of the proposed building line.
- The development breaches the existing building line.
- Impacts in relation to overshadowing and during the period of construction are raised.
- Reference is made to the submission made to the planning authority in the course of the assessment of the planning application details of which are submitted with the grounds of appeal.

7.3. The appellant John Gowen grounds of appeal in summary refer to;

- The planning authority requested the development to be moved closer to the neighbouring property no 16 and to indicate the resulting setbacks from all other neighbouring properties which does not appear to have occurred.
- The revised proposal has moved the proposed development closer to the appellants property and is 1235mm from the boundary wall and raises concerns in relation to direct overlooking from a first floor bedroom window.

- Issues are raised in relation to traffic safety with a blind spot at the proposed location onto a roadway with a large volume of traffic, pedestrians and cyclists using the roadway.
- The grounds also includes an observation submission made to the planning authority.

7.4. Applicant Response

There is no response to the appeals.

7.5. Planning Authority Response

The planning authority in a response to the appeal submissions in summary refer to;

- The Planning Authority generally supports urban densification and compact growth as per national policies arising from the National Planning Framework transposed into the Kilkenny City and County Development Plan 2021-2027, Section 4.2.1 Promoting Compact Growth.
- The proposed development comprises a small infill house with a low roof profile not too dissimilar to the exiting row of semi-detached units and will in the view of the planning authority not detract from the existing built form and character of the area.
- As regards the perceived impact on neighbouring amenity, the proposed development will not lead to any overlooking but will place a small infill house somewhat closer to the neighbouring houses to the north than has been the case to now. However, having had regard to the potential for impact the Planning Authority considered that with due regard to the visual assessment report submitted, the impacts would on balance be within a range which is considered reasonable so as not to materially affect then neighbouring residential amenity.
- As regards concerns about pedestrian and cycling safety, the proposal will comply with the recommended DMURS standards and hence the neighbouring wall will not require a height reduction in order to obtain sightlines. The Roads section expressed no objections in this regard.

- Where the setback from their infrastructure is of concern to Uisce Eireann, they will be able to require a build-over or diversion agreement as conditioned.

8.0 **Assessment**

8.1. The main issues in this appeal are principle of the development and the grounds of appeal. Appropriate Assessment also needs to be considered. I am satisfied that no other substantive issues arise.

8.2. In relation to the assessment of the proposed development I shall consider the revised dwelling and revisions to the original proposal which was submitted to the planning authority on the 7th March 2025 which included a revised house design; a revised location of the dwelling within the site; revised site boundaries and the existing shed proposed to be retained.

8.3. **The principle of the development**

8.3.1. The proposal as submitted is for the sub division of an existing site which has a dwelling and to construct a dwelling in the side garden area of the site. Given the current zoning of the site as existing residential the principle of the proposed development is acceptable but it requires to be considered in the context of CDP and national standards in relation to complying with development management standards. The CDP also facilitates the development of infill housing on underutilised infill and corner sites in established residential areas where minimum requirements can be met and where the proposed development will not materially impact the residential amenity or character of neighbouring developments.

8.3.2. In principle I would have no objections to the proposal but the proposal requires to be considered in the context of the provisions of the development plan and its impact on residential amenities of property in the vicinity.

8.4. **Grounds of appeal**

8.4.1. The appellants in the grounds primarily raise concerns in relation to pedestrian safety and concerns between pedestrians and vehicles egressing the driveway, design issues relating to breaching the existing building line proximity to neighbouring properties, overshadowing and proximity to a sewer,

8.4.2. In relation to the issue of pedestrian safety and road safety generally, the site is located in an established residential area and is part of a residential development of semi-detached dwellings all of which have individual access points onto a residential road which cross a public footpath. I do not consider that the creation of an additional access point would in the context of the established pattern of development would give rise to a traffic hazard. The location of the proposed access point onto the public road is not immediately adjoining the boundary with no 17 Shandon park and is approximately 3 metres from the 2 metres wall and is considered satisfactory.

I consider that there is satisfactory visibility available to address issues of pedestrian safety and the requirements of condition 10(d) that the applicant shall ensure that the height of the boundary wall and gate piers over the full extent of the boundary does not exceed 900mm and that existing landscaping/hedging shall be set back behind the wall or removed to ensure there is adequate inter-visibility at the back of the footpath between pedestrians and vehicles egressing the driveway and to eliminate encroachment of vegetation into the footpath space addresses concerns in relation to pedestrian safety.

8.4.3. In relation to overall siting and design issues, reference is made to the issue of breaching the existing building line. In this regard, I note that to accommodate the proposed dwelling and retain a sufficient area of private amenity open space the revised layout provides for the proposed dwelling to be 1105mm forward of the building line of the existing dwelling on the site.

Although it is forward of properties 15 and 16 Shandon Park there is no uniform building line due to the curved nature of the roadway and properties 13 and 14 Shandon Park are forward of the line of 15 and 16 Shandon Park and properties 1 to 12 have a different front building line. I do not consider that locating the dwelling 1105mm forward of the existing property 16 Shandon Park adversely impacts on the streetscape and is acceptable.

8.4.4. In relation to the design of the property itself the prevailing design of properties is two storied dwelling of a modern design and construction. The proposed dwelling complements the existing design of properties and is acceptable in relation to design and height. The level of private amenity open space with dedicated areas to the rear

and side of the proposed development is acceptable and sufficient space is also retained for the existing dwelling.

- 8.4.5. In relation proximity to neighbouring properties and impacts on the residential amenities of adjoining properties in particular to the north 17, 18 and 19 Shandon Park, the dwelling will be within 1235mm at its nearest point of the common boundary with the rear boundary wall of 18 Shandon Park and I estimate approximately 13 metres from the rear building line of the property 18 Shandon Park.

The design provides for minimal impact in relation to direct overlooking with no windows at first floor level on the rear elevation. There are windows on the side elevations which are indicated as incorporating frosted glazing. Specifically in relation to the east elevation which faces towards 17 and 18 Shandon Park the window on this elevation is for a bedroom and is approximately 300mm in width and 900mm in height and has frosted glazing. To supplement providing light to this bedroom two additional roof lights are proposed. Subject to a requirement and condition to install frosted glazing as proposed I would have no objection.

- 8.4.6. In relation to overshadowing, I would note the proximity of the proposed development at its nearest point to the boundary with 18 Shandon Park. The applicants following a request of further information submitted a shadow impact analysis for four periods of the year. The analysis would indicate a relatively minor level of overshadowing would impact a section of the rear garden area and that in mid-winter there will be a level of impact as far as the rear elevation of the dwelling at a period of low sunlight and limited hours of daylight.

Given the urban setting of the development, I consider that on balance the impact would be acceptable. I also consider that the development would not give rise to any significant level of overbearance.

- 8.5. In relation to the issue of the sewer I note the details submitted by way of further information and the contention stated in the grounds of appeal that the line of the sewer will be closer to the proposed dwelling than indicated. Should an issue arise in relation to proximity to the sewer or encroachment into a desired set back this can be addressed in any connection agreement with Uisce Éireann and there are provisions such as relocation of the sewer or casing and build over a sewer to address any matter arising.

- 8.6. I have no objections to the retention of the existing shed which formed part of the further information.

9.0 AA Screening

- 9.1. I have considered the proposal for the construction of a two storey house, connection to existing services and all associated site works in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located on an established residential site and within an established residential area.
- 9.2. The proposed development comprises in effect a relatively minor development as outlined in section 2 in the Inspectors report. 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; the nature of the development, the distance to designated sites and the absence of pathway to these sites.
- 9.3. 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 and likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Recommendation

- 10.1. I recommend that permission be granted.

11.0 Reasons and Considerations

- 11.1. Having regard to the nature of the proposed development, the proposed residential use on the site; the design, nature and scale of the proposed development and the pattern and character of development in the vicinity; and to the policies of the Kilkenny City and County Development Plan 2021, as well as national guidance including Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024; it is considered that, subject to compliance

with the conditions set out below, the proposed development would not have a significant adverse effect and would not detract from the character of the area, would not seriously injure the amenities of adjacent residential property and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

12.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the drawings and particulars as received by the Planning Authority on the 8th day of April 2024 and as amended by the drawings and particulars as received by the Planning Authority on the 7th day of March 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the Planning Authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity</p>
2.	<p>The glazing on the windows at first floor on the side elevations shall incorporate frosted or obscure glazing</p> <p>Reason: In the interest of protecting the residential amenities of adjoining residential properties.</p>
3.	<p>Details in relation to the design and construction of the proposed entrance to the site shall comply with the detailed requirements of the planning authority for such works and services. Any damage to the footpath and restoration works in relation to the grass verge shall be at the applicants' expense</p> <p>Reason: In the interest of traffic safety and visual amenity</p>
4.	<p>Water supply and drainage requirements, including surface water collection and disposal, shall comply with the requirements of the planning authority for such works and services.</p>

	Reason: In the interest of public health and to ensure a proper standard of development.
5.	<p>The developer shall enter into water and wastewater connection agreements with Uisce Éireann.</p> <p>Reason: In the interest of public health</p>
6.	<p>External finishes in relation to the proposed development shall be submitted to and agreed with the planning authority prior to the commencement works on the site.</p> <p>Reason: In the interest of visual and residential amenity.</p>
7.	<p>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.</p> <p>Reason: In the interests of visual and residential amenity.</p>
8.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity</p>
9.	<p>(a)The applicant shall submit for the agreement of the Planning Authority a numbering scheme to serve the proposed development.</p> <p>(b) The planning authority will approve the naming of residential developments in order to avoid confusion with similar names in the locality and other locations.</p> <p>Reason: In the interests of orderly street naming and numbering; to enhance urban legibility and to retain local place name associations</p>

10.	<p>Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.</p> <p>Reason: In the interest of reducing waste and encouraging recycling</p>
11.	<p>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.</p> <p>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.</p>

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.

Derek Daly
Planning Inspector

3rd July 2025

Form 1 - EIA Pre-Screening

Case Reference	322396-25
Proposed Development Summary	The construction of a dwellinghouse and all associated site works
Development Address	16Shandon Park, Dublin Road,Kilkenny,
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?	<input type="checkbox"/> X Yes , it is a 'Project'. Proceed to Q2.
2. Is the proposed development of a CLASS specified in <u>Part 1</u>, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> X Yes , it is a Class specified in Part 1 .	
<input type="checkbox"/> No,	
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 type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
No , the proposed development is of a Class and meets/exceeds the threshold.	
Yes , the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2)	

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes <input type="checkbox"/>	Screening Determination required (Complete Form 3)
No <input type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: Derek Daly Date: 03/07/2025

Form 2 - EIA Preliminary Examination

Case Reference	AP322396-25
Proposed Development Summary	The construction of a dwellinghouse and all associated site works
Development Address	16 Shandon Park, Dublin Road, Kilkenny,
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 (<i>The development has a modest footprint, providing for a dwelling of a modest scale in the side garden of an existing dwelling. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.</i>
Location of development (<i>The development is situated in an urban area within an established residential estate and an approved land use in which existing services are available. The development is removed from sensitive natural habitats, designated sites and landscapes of identified significance in the County Development Plan</i>
Types and characteristics of potential impacts	<i>Having regard to the modest nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</i>
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant	EIA is not required.

effects on the environment.	
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	No
There is a real likelihood of significant effects on the environment.	No

Inspector: Derek Daly Date: 3rd July 2025