



An
Coimisiún
Pleanála

Inspector's Report ABP-322398-25

Development	Dwelling, waste water plant treatment system and all associated site works.
Location	Ballyguile More, Wicklow, Co. Wicklow
Planning Authority	Wicklow County Council
Planning Authority Reg. Ref.	25/46
Applicant(s)	Siobhán Herbst.
Type of Application	Planning Permission.
Planning Authority Decision	Refuse Permission.
Type of Appeal	First Party
Appellant(s)	Siobhán Herbst.
Observer(s)	No Observers.
Date of Site Inspection	28 th of July 2025.
Inspector	Elaine Sullivan

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1.0 Site Location and Description

- 1.1. The subject site is located in the townland of Ballyguile More to the south of Wicklow Town. Access to the site is from a narrow lane off Kilpoole Hill / Ballyguile Road. The access lane is predominantly used for agricultural access as well as an existing house located at the end of the laneway. The site is triangular in shape and in grass with a steep gradient sloping from north to south. Apart from a treeline along the northern site boundary, the site is devoid of landscape features and is open and exposed. There is an agricultural gate in place at the eastern corner of the site.

2.0 Proposed Development

- 2.1. Planning permission is sought for the construction of a detached house with on-site waste water treatment system, new site entrance and associated works all accessed from existing access lane which connects with the Ballyguile Road / Kilpoole Hill local road.

3.0 Planning Authority Decision

3.1. Decision

The planning authority (PA) issued a decision to refuse permission for three reasons which relate to the following,

- Housing need – the PA considered that the applicant did not come within the scope of the housing need criteria set out in Objective CPO 6.41 of the Wicklow County Development Plan 2022-2028 (WCDP).
- Design – the design of the building would not be in accordance with the Design Guidelines for new homes in rural Wicklow, by virtue of its scale and bulk, the flat roof and overhang, the elevated and exposed site and the availability of alternative sites in family ownership. It would be contrary to Objective CPO 6.44 of the WCDP.
- Traffic hazard – the additional traffic movements generated would endanger public safety through the failure to demonstrate that sufficient sightlines can be achieved and due to the substandard nature of the laneway.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The report of the Planning Officer (PO) included the following,

- The subject site is within an area that is under ‘strong urban influence’.
- Under the provisions of the rural housing policy and objective CPO 6.41, the PO considered that the applicant successfully demonstrated that they are native to the area but did not demonstrate that they had a housing need to live in the area.
- The subject site is elevated and exposed and within a rural area that is sensitive to development. The PO notes that the applicant’s wider family landholding may have a site more suitable for development.
- The flat roof design with overhang would not be in keeping with the Design Guidelines for New Homes in Rural Wicklow (Appendix 2 of the WCDP).
- Drawings submitted with the application do not demonstrate that adequate sightlines can be achieved without removal of the existing bank.

3.2.2. Other Technical Reports

- Environmental Health Officer – No objection.

3.3. Prescribed Bodies

- No responses.

3.4. Third Party Observations

- No observations.

4.0 Planning History

PA Ref. 24/60444 – Planning application withdrawn on the 23rd of October 2024 for the construction of a detached, 4-bedroom house with onsite wastewater treatment system, access road and associated works. The applicant was notified that the PA

were considering a refusal based on a lack of demonstrated housing need, the design of the dwelling and the failure to demonstrate sufficient sightlines.

5.0 Policy Context

5.1. Wicklow County Development Plan 2022-2028 (WCDP)

- 5.1.1. The following extracts from the WCDP relate to aspects of the subject development but is not an exhaustive list of all relevant policies and objectives contained in the Development Plan.
- 5.1.2. In the settlement strategy for the county, the site is within Level 10 – The rural area (open countryside), which relates to ‘All the rural area outside of the designated settlements.’ Rural housing policy applies to Level 10 areas.

Chapter 6 – Housing – objectives

CPO 6.1 - New housing development shall be required to locate on suitably zoned or designated land in settlements and will only be considered in the open countryside when it is for the provision of a rural dwelling for those with a demonstrable housing social or economic need to live in the open countryside.

CPO 6.4 - All new housing developments (including single and rural houses) shall achieve the highest quality of layout and design, in accordance with the standards set out in the Development and Design Standards (Appendix 1) and the Wicklow Single Rural House Design Guide (Appendix 2).

CPO 6.41 – Facilitate residential development in the open countryside for those with a housing need based on the core consideration of demonstrable functional social or economic need to live in the open countryside in accordance with the requirements set out in Table 6.3.

Table 6.3 – contains the definitions for Housing Need, Economic Need and Social Need.

CPO 6.42 - Where permission is granted for a single rural house in the open countryside, the applicant will be required to lodge with the Land Registry a burden on the property, in the form of a Section 47 agreement, restricting the use of the dwelling for a period of 7 years to the applicant, or to those persons who fulfil the

criteria set out in Objective CPO 6.41 or to other such persons as the Planning Authority may agree to in writing.

CPO 6.44 - To require that rural housing is well-designed, simple, unobtrusive, responds to the site's characteristics and is informed by the principles set out in the *Wicklow Single Rural House Design Guide*. All new rural dwelling houses should demonstrate good integration within the wider landscape.

Chapter 12 — Sustainable Transportation

CPO 12.54 - Rural local roads shall be protected from inappropriate development and road capacity shall be reserved for necessary rural development.

Chapter 13 — Water Services

CPO 13.16 - Permission will be considered for private wastewater treatment plants for single rural houses where:

- the specific ground conditions have been shown to be suitable for the construction of a treatment plant and any associated percolation area;
- the system will not give rise to unacceptable adverse impacts on ground waters / aquifers and the type of treatment proposed has been drawn up in accordance with the appropriate groundwater protection response set out in the Wicklow Groundwater Protection Scheme (2003);
- the proposed method of treatment and disposal complies with Wicklow County Council's 'Policy for Wastewater Treatment & Disposal Systems for Single Houses (PE 5 10)' and the Environmental Protection Agency "Waste Water Treatment Manuals"; and in all cases the protection of ground and surface water quality shall remain the overriding priority and proposals must definitively demonstrate that the proposed development will not have an adverse impact on water quality standards and requirements set out in EU and national legislation and guidance documents.

5.1.3. Chapter 17 – Natural Heritage and Biodiversity

The site is located in the Landscape Category - Corridor Area East (Map No. 17.09A – Wicklow Landscape Category Map).

CPO17.20 - Development that requires the felling of mature trees of environmental and/or amenity value, even though they may not have a TPO in place, will be discouraged.,

CPO 17.21 - To strongly discourage the felling of mature trees to facilitate development and encourage tree surgery rather than felling if such is essential to enable development to proceed.

CPO17.22 - To require and ensure the preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees, as part of the development management process, and require the planting of native broad leaved species, and species of local provenance in all new developments.

CPO17.23 - To require the retention, wherever possible, of hedgerows and other distinctive boundary treatment in the County. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, provision of the same type of boundary will be required of similar length and set back within the site in advance of the commencement of construction works on the site (unless otherwise agreed by the Planning Authority).

Appendix 1 – Development & Design Standards

2.1.9 – Entrances & sight lines –

- Clear sightlines will be required at new junctions and entrances and will be calculated using the applicable road design manual based on – the designation of the road, its function and projected volumes of traffic, the typical speed of the road (not the speed limit), the vertical and horizontal alignment and any other factors in the relevant road manuals.
- When locating new entrances and proposing increases in traffic movements at existing entrances, it must be shown that vehicles turning right into the entrance do not obstruct or cause a hazard to other road users. Sufficient forward sight distance must be available to (a) cars approaching an entrance in case a car is waiting on the road carriageway to turn right, (b) for cars waiting to turn right at an entrance. Right turning lanes may be required and these shall be designed in accordance with the applicable road design manual.

Appendix 2 – Single Rural House Design Guidelines for New Homes in Rural Wicklow.

5.2. Natural Heritage Designations

- 5.2.1. The site is not located in a Natural Heritage Area (NHA) or a proposed NHA (pNHA).
- 5.2.2. The closest pNHA is Wicklow Head which is c. 2.5km overland from the subject site.

5.3. EIA Screening

- 5.3.1. 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

The grounds of appeal relate to the reasons for refusal and are summarised below.

- The grounds of appeal note that this is the second application for a house on the site. The previous application (PA Ref. 24/60444) was for a larger house and was withdrawn due to a recommendation for refusal from the PA for reasons relating to housing need, the design of the dwelling and the demonstration of adequate sightlines.
- The applicant argues that all three reasons for refusal have been addressed and resolved in the subject application. The house has been reduced in size; more details have been provided to support the housing need requirement and works were undertaken at the entrance to ensure adequate sightlines.

- The assertion in the report of the PO that an alternative site or property within the family holding could be utilised is refuted. Any houses on the property are in use as accommodation for farm workers and are not available.
- Reference is made to recent planning applications granted for similar one-off housing within a 1.5km radius of the site, (i.e. Refs. 24/60072, 22/350, 21/1428 are provided as some recent examples).
- The lack of comments from the Roads Engineer for the PA is noted and the applicant maintains that this should be a requirement for a decision on sightlines.

6.2. Planning Authority Response

- No comments on the appeal were submitted by the PA.

6.3. Observations

- No observations received.

7.0 Assessment

7.1. I consider the main issues in the appeal relate directly to the reasons for refusal which will be addressed in turn in the following sections.

- Principle of Development
- Housing Need
- House Design
- Access & Sightlines
- Waste Water Treatment

7.2. Principle of Development

7.2.1. The subject site is in the open countryside, outside of a designated settlement. The Settlement Strategy for the county (Chapter 4 of the WCDP) states that *'Development within the rural area should be strictly limited to proposals where it is*

proven that there is a social or economic need to locate in the area' and that particular attention should be focused on ensuring that the scenic value, heritage value and/or environmental / ecological / conservation quality of the area is protected. All applicants are required to demonstrate compliance with the Rural Housing Policy as per Table 6.3 of the WCDP. I am satisfied that the application for a one-off house in a Level 10 rural area can be assessed against the policies and objectives of the WCDP which relate to the development.

7.3. Housing Need

- 7.3.1. Objective CPO 6.41 states that residential development in the open countryside can be facilitated for those with a 'housing need' based on the core consideration of demonstrable functional social or economic need to live in the countryside. Table 6.3 defines 'housing need' as those who can demonstrate a clear need for housing such as 'first time home owners...and other such circumstances that clearly demonstrate a bona fide need for a new dwelling in the open countryside'. The applicant submitted a signed declaration stating that she is a first time home owner, which satisfies the requirement for 'housing need' in Table 6.3.
- 7.3.2. The applicant submitted the following documentation in support of their proposal,
- Birth certificate
 - Map of the family farm
 - School records, (primary, secondary and third level)
 - Utility bills / proof of address
 - Details of the applicant's connections to the family farm and business are also supplied.
- 7.3.3. The applicant does not specify if they are applying under economic need or social need and have submitted documentation that would support both circumstances. The family farm and business are in the area with premises and land holding approximately 1km from the subject site on Ballyguile Road. Based on the information submitted, I am satisfied that the applicant has demonstrated housing need as defined in Table 6.3 of the WCDP.

7.4. House Design

- 7.4.1. The proposed house is contemporary in design. It is a split-level building set into the slope of the site with a two-storey elevation to the front and a single storey to the rear. The grounds of appeal state that the size of the house has decreased since the previous application on the site (24/60444) which was withdrawn in 2024. The first proposal was for a 4-bedroom split-level house of 255 sqm. The subject proposal is for a 4-bedroom, split-level house with a stated area of 253sqm. I have reviewed the drawings for both applications and I do not consider that the scale or massing of the building has significantly changed in the subject proposal. Both designs have a similar floor plan, but the roof profile and external finishes are different. The original design had a length front elevation of 23.4m in length with timber cladding or white render finishes, and a metal-clad, pitched roof with a ridge height of 8m. The amended design is for a building of 20.1m in length with stone cladding on the lower level and white render above. The roof would have a flat profile with metal cladding and a ridge height of 7m.
- 7.4.2. The site is within the N11 Eastern Corridor, landscape category which has a 'Low to Medium' sensitivity. Whilst the site would not be visible from the public road, objective CPO 6.44 of the WCDP requires that rural housing is well-designed, simple, unobtrusive, responds to the site's characteristics and is informed by the principles set out in the Wicklow Single Rural House Design Guide, (Appendix 2). The Rural Houses Design Guide, (hereinafter the 'Design Guide'), sets out the design principles for rural houses with regard to site selection, position and siting, house design and materials. When selecting a site for a rural house the Design Guide does not recommend sites that are prominent or exposed, such as the subject site. This type of site is not favoured due to potential issues with visual impact and the physical interventions in the landscape which may require large excavations. This was noted in the report of the PO and the applicant's response stated that no alternative site is available.
- 7.4.3. There is an existing house approximately 100m to the west of the proposed house location. Due to the distance between both dwellings, there would be no impact on adjoining residential development in terms of overlooking or overshadowing. Given the length of the house at c. 20m, this would require a considerable amount of excavation and intervention to the landscape.

- 7.4.4. Section 3 of the Design Guide acknowledges the trend towards larger houses in the countryside and states that they can be accommodated in certain circumstances: key considerations being the ability of the site and landscape to absorb the house. The subject proposal would be large in scale. It would extend to c. 20m in length and the front elevation would be c. 7m in height. The Design Guide notes that a large dwelling needs a large site, and preferably one with mature landscaping to help absorb the structure. Whilst the subject site is large enough to accommodate the house, it has no existing landscape features on the raised site that would help to integrate the building into the landscape. I note that the Design Guide states that, 'All applicants for rural dwellings will be required to submit landscaping proposals'. The subject application contains no such proposals. In the absence of existing screening and any proposals for landscaping the site, would be a dominant intervention in the subject site and would be visually intrusive in the rural landscape. This is contrary to advice in Appendix 2 which states that *'Houses should not dominate the local landscape or stick out by reason of scale form or detail'*.
- 7.4.5. Proposed finishes for the house are shown as 'stone' on the lower level and 'white render' on the upper level. The use of white render is acceptable in the guidelines and stone can also be considered. I note that the report of the PO had no objection to the external materials proposed and considered them to be acceptable.
- 7.4.6. Overall, I do not consider that the applicant has addressed the previous concerns of the PA regarding the design of the house. The large-scale house would be positioned on an exposed and prominent site and would have not have any existing or proposed natural features to soften the intervention in the landscape. Furthermore, whilst a contemporary design approach is not prohibited in the rural setting, design guidance favours 'contemporary interpretations of traditional styles'. The proposed design with its deep overhang and recessed terrace on the upper level is not in keeping with the traditional styles referenced in the Design Guide and does not respond well to the surrounding context. Therefore, it would be visually intrusive and would represent an unsuitable intervention in the natural landscape. For this reason, I recommend that planning permission is refused.

7.5. Access & Sightlines

- 7.5.1. The third reason for the PA's refusal relates to the vehicular access to the site. In their decision, the PA considered that the applicant failed to demonstrate sufficient sightlines at the junction with Ballyguile Road and that the access lane was substandard in terms of width and structural condition. The applicant refutes this in the appeal and states that works were carried out to the entrance to the public road to ensure adequate sightlines under TII guidance were achieved. They also assert that the application clearly states that sightlines were taken from a set-back distance of 2.4m.
- 7.5.2. Appendix 1 of the WCDP refers to TII Standard Document: 'Design Manual for Roads and Bridges', for reference to appropriate road design and sightlines. This document has now been superseded by TII publication 'Rural Road Link Design', which requires a minimum sightline of 90 metres for safe stopping distances at a design speed of 60km/h, which is the default speed limit for rural local roads. I note the TII Publication allows up to a 2-step relaxation in applicable safe stopping distances if certain road design parameters are provided. The minimum safe stopping distance permissible at 60km/h is 50m.
- 7.5.3. I have reviewed the application details and Drawing No. P103 – Proposed Site Lines, indicates that sight lines of 90m can be achieved at the junction with Ballyguile Road in both directions. The application details state that this measurement is taken from a set-back of 2.4m from the public road, however this point is not shown on the drawing. Having visited the site and measured the road, I would question whether this sightline can be achieved when exiting the laneway onto Ballyguile Road. On the day I carried out the site inspection, it was clear that some works had been undertaken to clear the bank on the southern side of the access lane, but the northern corner of the bank was substantially intact and extended to the road edge. This obstructed views northward along Ballyguile Road. It was not my experience that unobstructed views of 90m could be achieved in both directions from a point 2.4m from the road edge and the details submitted with the application were not sufficient to confirm that this is possible. Whilst the Municipal District Engineer (MDE) did not provide a report for the subject application, their report for the previous application notes that the sightline envelope should be 3m from the road edge to accommodate large agricultural vehicles. No mention is made of any

reduction in the standard requirement of 90m. They also note that no drainage details were provided for the road / access laneway and the entrance linking the development to the public road should be paved in a bound material to avoid the road edge being damaged by vehicles entering and exiting the property. None of these issues were addressed in the subject application.

- 7.5.4. There are a number of policy objectives in the WCDP that discourage the felling of trees to facilitate development. The retention, where possible, of hedgerows and other distinctive boundary treatment in the county is also encouraged. Policy Objectives CPO17.20, CPO 17.21, CPO17.22 and CPO17.23 are particularly relevant in this regard. I note that the report of the PO acknowledged that the applicant has removed a considerable amount of existing mature trees and hedgerow to facilitate greater sightlines, but it is unclear where the sightlines are measured from. The PO also stated that the applicant would be required to demonstrate how sightlines would be achieved with the existing bank still in place.
- 7.5.5. I am not satisfied that the applicant has demonstrated that sufficient sightlines at the junction with the access lane and Ballyguile Road can be achieved in both directions. In the absence of these details the proposed development would result in a traffic hazard and could endanger public safety. For this reason, I recommend that planning permission is refused.

7.6. Waste Water Treatment

- 7.6.1. The site would be served by an onsite wastewater treatment system comprising a packaged Secondary Treatment System and a Tier 3 Polishing Filter. A private well would supply the water for the dwelling.
- 7.6.2. A Site Characterisation Form was submitted with the application and was prepared in accordance with the EPA Code of Practice, Domestic Waste Water Treatment Systems (2021). The underlying aquifer is categorised on the GSI maps as PI – Poor Aquifer, generally unproductive except for local zones. The groundwater vulnerability data states that the site has extreme vulnerability with ‘rock at or near the surface’. During the site investigations a trial hole was dug to a depth of 2.1m and bedrock was not encountered. The topsoil encountered comprised had a loose structure with medium density and with a brown/reddish brown colour. The soil

texture was assessed using the 'ribbon technique' which indicated loamy soil. Shale was encountered in the subsoil from a depth of 1m. The site falls within the R1 response category which indicates that an on-site system is acceptable subject to normal good practice. Water was encountered in the trial hole at 1.1m below ground level on the day of examination. The results of the subsurface percolation test for subsoil returned a percolation value of 15.44 minutes per 25mm. The surface percolation test for soil returned a percolation value of 15.17 minutes per 25mm. Both values indicate that the site is suitable for the secondary treatment and soil polishing filter proposed. There are no watercourses in or around the site and all required separation distances as per Table 6.2 of the EPA Code of Practice can be met.

- 7.6.3. Having visited the site and reviewed the results of the investigations in the Site Characterisation Form, I am satisfied that the site can accommodate the wastewater treatment system proposed. I note that the PA had no objection to the installation of the system on the site.

8.0 AA Screening

- 8.1. Having regard to the modest nature and scale of development for a detached house on a greenfield site, the separation distance of approximately 2.5km from the closest European Sites, (Wicklow Head and the Murrough SPA; 3.5km from the Murrough SAC), and the absence of connectivity to European sites, it is concluded that no Appropriate Assessment issues arise as 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.

9.0 Water Framework Directive

- 9.1. There are no surface watercourses on or adjoining the site. Having regard to the modest nature and scale of the proposed development, it is concluded on the basis of objective information, that the proposed development will 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.

10.0 Recommendation

I recommend that planning permission is refused.

11.0 Reasons and Considerations

1. The site of the proposed development is located within a Level 10 Rural Area as set out in the current Development Plan for the area, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the Single Rural House Design Guidelines for New Homes in Rural Wicklow, which Guidelines are considered to be reasonable. Having regard to the topography of the site, the elevated positioning of the proposed development, together with its height, scale and design features, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to objectives CPO 6.4 and CPO 6.44 of the Wicklow County Development Plan 2022-2028 and with the proper planning and sustainable development of the area.
2. The applicant has failed to demonstrate that adequate sightlines can be achieved at the junction with the access laneway and the Ballyguile Road / Kilpoole Hill local road. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate onto the Ballyguile Road Kilpoole Hill local road from the access lane at a point where sightlines are restricted in both directions. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Elaine Sullivan
Senior Planning Inspector

9th of October 2025

Form 1 - EIA Pre-Screening

Case Reference	ABP-322398-25
Proposed Development Summary	Detached split-level, two-storey house rural house.
Development Address	Ballyguile More, Co. Wicklow.
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	☒ Yes, it is a 'Project'. Proceed to Q2. ☐ No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☐ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road	

development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☒ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2)	Class 10b(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)?	
Yes ☐	
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____

Form 2 - EIA Preliminary Examination

Case Reference	ABP-322398-25
Proposed Development Summary	Detached split-level, two-storey house rural house.
Development Address	Ballyguile More, Co. Wicklow.
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	The development proposal consists of 1 no. rural house on a greenfield site. The development will consist of typical construction and related activities and site works. Wastewater will be treated onsite using a septic tank and percolation area.
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).	There are no Protected Structures or National Monuments within the site. The subject site does not have any conservation designations and is not located within or adjoining an NHA, pNHA, SAC or SPA is not located within any designated site. The nearest European Sites are: Wicklow Head SPA and the Murrough SPA– c. 2.5km overland from the subject site and the Murrough SAC – c. 3.5km overland from the site. My Appropriate Assessment screening concludes that the proposed development would not likely have a significant effect on any European site due to the lack of connections between the sites. The subject site is located outside any flood risk area for coastal and fluvial flooding.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration,	Having regard to the nature of the proposed development, which is for the construction of a detached house on a greenfield site, its location removed from sensitive habitats and conservation sites, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.

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

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)