



An
Coimisiún
Pleanála

Inspector's Report ABP-322403-25

Development

A single storey detached Worship Hall adjacent to existing church, a detached single storey plant room, removal of existing tree, other minor works.

Location

St. Patrick's Church (a protected structure), Cookstown Road, Enniskerry, Co. Wicklow

Planning Authority

Wicklow County Council

Planning Authority Reg. Ref.

2460520

Applicant

Powerscourt Parish, Enniskerry, Church of Ireland (Enniskerry Select Vestry).

Type of Application

Permission

Planning Authority Decision

Refuse permission

Type of Appeal

First Party

Appellant	Powerscourt Parish, Enniskerry, Church of Ireland (Enniskerry Select Vestry).
Observer	Peter Pearson Evans
Date of Site Inspection	27 th June 2025
Inspector	John Duffy

1.0 Site Location and Description

- 1.1. The subject lands, with a stated site area of 1.96 hectares, are located in the townland of Cookstown, within the settlement boundary of Enniskerry, and to the south-east of Main Street. The site accommodates St. Patrick's Church of Ireland Church, a Protected Structure (Ref. No. 03-06) dating from 1859, the associated graveyard which surrounds the church, and extensive car parking. The façade of the Protected Structure is in random granite rubble with dressed sandstone to openings. The pitched roof is slated, and the spire is clad in copper. There are a large number of mature trees within and surrounding the site which partially screen the church from the adjoining public roads. The R760 runs to the west of the site and the L-1020 runs to the south. The main vehicular access to the lands is at the south-west corner, proximate to the intersection of the R760 and L-1020 roads. The site is bounded by a rubble granite boundary wall. The rectory is situated to the east of the site.

2.0 Proposed Development

The proposed development of this site as applied for on 27th August 2024 consists of the following elements:

- Construction of a detached single-storey detached Worship Hall (155 sqm) adjacent to St. Patrick's Church which is a Protected Structure (RPS Ref. No. 03-06).
- The Worship Hall, with a maximum pitched roof height of 7m is triangular in configuration and will accommodate a multi-functional worship space, meeting room, kitchen, toilets and storage.
- Finishes comprise external timber cladding and a copper roof.
- Provision of a single-storey detached timber-clad plant room (c 8.3 sqm) with mono-pitched roof (maximum height of 3m) located to the north side of the existing church.
- Accessible car parking spaces, bicycle parking, landscaping including removal of one tree, and other minor works.

In addition to plans and drawings, the application was accompanied by the following documentation (not exhaustive):

- Conservation Report
- Ecological Impact Statement
- Bat and Bird Assessment
- Internal and external perspectives of building
- Appropriate Assessment Screening Report
- Design Report

3.0 Planning Authority Decision

3.1 Request for Further Information (FI)

- 3.1.1 The planning authority requested FI on the 15th October 2024, raising concerns relating to the design of the proposed development and its impact on the Protected Structure, as summarised below.

Having regard to: (a) The designation of St Patrick's Church as a Protected Structure; (b) The scale, design, location and external materials of the proposed worship hall; (c) The impact the worship hall will have on the setting and character of the Protected Structure; (d) The views of the Protected Structure, particularly to the south and when entering the site (e) Objective AH1 of the Bray Municipal District Local Area Plan 2018-2024 and CPO 8.10 and 8.13 of the Wicklow County Development Plan 2022-2028, the Planning Authority is concerned that the proposed development does not represent an appropriate design response for the site. As such, a report that addresses the concerns of the Planning Authority and that justifies the design of the proposed development having regard to the issues identified is requested. Amendments to the proposed design and layout of the structure to address the Planning Authority's concerns may be provided.

- 3.1.2 Additional documentation in the form of a detailed response from the project architect received by the planning authority on 10th March 2025 was provided on foot of the FI request.

3.2 Decision

By order dated 4th April 2025 the planning authority made the decision to refuse permission for the following reason:

1. *Having regard to:*

(a) The design, character and form of the existing structure on site, St Patricks Church, which is a protected structure and an important feature of the built heritage of Enniskerry;

(b) The siting, design, materials and form of the proposed worship hall, which results in structure to detract from and dominate the Protected Structure; and

(c) Objective CPO 8.10 and 8.13 of the Wicklow County Development Plan 2022-2028

It is considered that the proposed development would unduly impact upon the architectural character and setting of the Protected Structure and would set an undesirable precedent for similar forms of inappropriate development. The proposed development would therefore militate against the protection of the County's architectural heritage which would be contrary to the objectives of the County Development Plan and to the proper planning and development of the area.

3.3 Planning Authority Reports

3.3.1 Planning Reports (Area Planning Officer)

The first report sets out relevant local and national policy details, raises concerns regarding the scale, design, external materials and location of the proposed worship hall and associated impacts of same on the setting, views, character and enjoyment of the protected structure. In this regard the report recommends that FI is sought in connection with the proposal, as set out above in section 3.11 of this report.

The second report assesses the applicant's detailed Conservation Report provided in response to the FI request. The report considers the proposed cladding material in particular detracts from the protected structure and that the condition of the untreated timber would worsen over time. It is concluded that the proposed design and material of the worship hall are inappropriate given their location and prominence adjacent to the protected structure. Refusal is therefore recommended in accordance with the reason set out in section 3.2 above.

3.3.2 Other Technical Reports

Chief Fire Officer – Conditions given if permission is granted.

Roads Section – No observations.

Heritage Office – No report received.

3.4 Prescribed Bodies

According to the information on file, the planning authority referred the application to An Taisce, The Arts Council, The Heritage Council, Department of Housing, Local Government and Heritage, Fáilte Éireann, and Uisce Éireann. No subsequent submissions were received.

3.5 Third party Objections / Observations

Objections in respect of the proposal were received by the planning authority from a third party. The **first submission** as summarised in the Planning Officer's report is as follows:

- The applicant's architect has decided as a key part of his concept not to connect the proposed new building to the existing St. Patrick's Church as the architect cites that the existing apse door is too narrow. We note that this door has a clear width of 840mm, which is standard office / multi storey residential door size.
- The form of the proposed building, and its lack of any relationship, to the form and physical placement of St. Patrick's Church, is similar to a contemporary holiday resort café.
- No archaeological survey has been carried out.
- There is a requirement for maintaining a minimum 3 metres between the line of the burial ground.
- The choice of unsuitable materials adjacent to protected structure and heritage site and surroundings.
- The findings of the Bird and Bat Assessment and Ecological Impact Statement are not conclusive.

- The construction of the utility room is a timber shed type, and impinges and obstructs, the important aspect from the adjoining public thoroughfare, known as the 'Beech Walk.'
- The applicant proposes to fell the protected specimen tree numbered 02692. The applicant's architect identifies the tree in question, as a 'leylandii.' This tree has been identified by our expert arborist as a Thuja Plicata and is approximately 130 years old.

The objector's **second submission** received following the lodgement of the applicant's FI response is summarised as follows:

- Unorthodox, unsatisfactory and flawed process used to select the design of the proposed development.
- No convincing justification given as to why permission should be granted for proposed development.
- Proposal would have a detrimental impact on the protected structure, its site and curtilage.
- Omission of views to the south.
- The proposal would result in incursion on burial plots on the southern side which was not advertised.

4.0 Planning History

Appeal site

No relevant or recent planning history relating to the site.

5.0 Policy Context

5.1 Wicklow County Development Plan 2022-2028

Appendix 11 of the County Development Plan presents an amendment that has been made to the Bray Municipal District Local Area Plan (LAP) 2018 (Enniskerry) Land Use Map on Map No. 3.

5.1.1 The subject site is zoned CE – Community and Education on Map No. 3 with the objective 'To provide for civic, community and educational facilities' as stated in the Bray Municipal District Local Area Plan 2018. Chapter 11 of the Bray MD LAP also states the following:

Uses generally appropriate for community and educational zoned land include community, educational and institutional uses include burial grounds, places of worship, schools, training facilities, community hall, nursing homes, health related developments, sports and recreational facilities, utility installations and ancillary developments for community, educational and institutional uses in accordance with the CDP.

5.1.2 Relevant County Development Plan (CDP) objectives are set out as follows:

Chapter 5 -Town and Village Centres

CPO 5.2 To protect and increase the quality, vibrancy and vitality of town and villages centres by promoting and facilitating an appropriate mix of day and night time uses, including commercial, recreational, civic, cultural, leisure and residential uses and to control uses that may have a detrimental impact on the vitality of the streetscape and the public realm.

CPO 5.6 To seek funding and focus new investment into the core of towns and villages in order to reverse decline, foster resilience and encourage new roles and functions for streets, buildings and sites within towns and villages.

Enniskerry: Heritage led regeneration to deliver compact growth and provide opportunities for shared working space / remote working hub. Enhance the public realm with particular emphasis on improved facilities for pedestrians.

CPO 5.7 To identify and pursue transformational regeneration and renewal proposals and public realm initiatives that revitalise town and village centres, encourage more people to live in town and village centres, facilitate and incentivise new economic activity and provide for enhanced recreational spaces.

CPO 5.9 To facilitate and support well-designed development that will contribute to regeneration and renewal, consolidation of the built environment and include interventions in the public realm and the provision of amenities.

CPO 5.10 To support and facilitate proposals for heritage or technology led regeneration.

CPO 5.17 To harness and integrate the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive reuse, recognising its

important contribution to placemaking. New development should respect and complement the historic fabric of existing towns and villages – the traditional street patterns, plot sizes, mix of building types, distinctive paving and attractive street furniture.

CPO 5.18 To protect, integrate and enhance heritage assets, including attractive streetscapes and historic buildings, through appropriate reuse and regeneration and restrict inappropriate development that would undermine the settlement's identity, heritage and sense of place.

Chapter 7 – Community Development

CPO 7.38 New community buildings/facilities shall be designed to facilitate a wide range of uses including active uses (e.g. basketball, badminton, gymnastics/dance, martial arts etc), meeting/club use and the operation of youth clubs and youth services and such buildings / facilities shall be universally accessible.

CPO 7.39 To provide for the development of facilities that will contribute to the improvement of the health and well-being of the inhabitants of County Wicklow and facilitate participation in sport and recreation.

Chapter 8 – Built Heritage

CPO 8.3 Any development that may, due to its size, location or nature, have implications for archaeological heritage (including both sites and areas of archaeological potential / significance as identified in Schedules 08.01 & 08.02 and Maps 8.01 & 8.02 of this plan) shall be subject to an archaeological assessment.

CPO 8.10 To protect, conserve and manage the built heritage of Wicklow and to encourage sensitive and sustainable development to ensure its preservation for future generations.

CPO 8.12 To have regard to 'Architectural Heritage Protection: Guidelines for Planning Authorities' (Department of Arts, Heritage and the Gaeltacht, 2011) in the assessment of proposals affecting architectural heritage.

CPO 8.13 To ensure the protection of all structures, items and features contained in the Record of Protected Structures.

CPO 8.14 To positively consider proposals to alter or change the use of protected structures so as to render them viable for modern use, subject to architectural heritage assessment and to demonstration by a suitably qualified Conservation Architect / or

other relevant expertise that the structure, character, appearance and setting will not be adversely affected and suitable design, materials and construction methods will be utilised.

CPO 8.15 All development works on or at the sites of protected structures, including any site works necessary, shall be carried out using best heritage practice for the protection and preservation of those aspects or features of the structures / site that render it worthy of protection.

CPO 8.19 Development proposals affecting vernacular buildings and structures will be required to submit a detailed, true measured survey, photographic records and written analysis as part of the planning application process.

CPO 8.25 To protect and facilitate the conservation of structures, sites and objects which are part of the County's distinct local historical and cultural heritage, whether or not such structures, sites and objects are included on the RPS.

Chapter 17 – Natural Heritage and Biodiversity

CPO 17.18 To promote the preservation of trees, groups of trees or woodlands in particular native tree species, and those trees associated with demesne planting, in the interest of the long-term sustainability of a stable ecosystem amenity or the environment generally, as set out in Schedule 17.05 and Maps 17.05 and 17.05A - H of this plan.

CPO 17.20 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 17.22 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.

Appendix 1 – Development and Design Standards

Section 9.2 relates to Architectural Heritage

Development in proximity to a protected structure

Planning applications for development in proximity to a Protected Structure may require a design statement to outline how the proposal responds to the setting and special interest of the Protected Structure and its setting. Pastiche designs that

confuse new features/structures with older and original features/structures should be avoided.

Appendix 4 – Record of Protected Structures

St. Patrick's Church of Ireland Church is listed on the Record of Protected Structures (Ref. No. 03-06) and is described as follows:

T-plan church of opus incertum, granite ashlar with a tower and broach spire on the north side and a porch on the south side. The windows are 13th Century-revival in style with lancets in the transepts and mullioned windows in the nave. The church is dated 1859.

5.2 Bray Municipal District Local Area Plan (LAP) 2018-2024

5.2.1 The planning authority's website indicates that the relevant LAP for Enniskerry is the Bray Municipal District LAP 2018-2024. This has now expired. The Bray Municipal District LAP 2025 which includes the settlement boundary of Enniskerry is presently at pre-draft stage.

5.3 National Guidance

5.3.1 Architectural Heritage Protection - Guidelines for Planning Authorities (DoAHG, 2011).

Section 5.2 'Respecting Liturgical Requirements'

Section 13.5 'Development within the Curtilage of a Protected Structure'

5.3.2 National Inventory of Architectural Heritage (NIAH)

St. Patrick's Church of Ireland Church is listed in the NIAH (Reg. No. 16302052) as being of Regional importance.

5.4 Natural Heritage Designations

The proposed development is not located within or immediately adjacent to any European site. The nearest European Sites are the Knocksink Wood SAC c 570m to

the north-west and the Ballyman Glen SAC located c 1.5km to the north. The lands are close to the Powerscourt Woodland proposed Natural Heritage Area (pNHA, code: 1768).

6.0 EIA Screening

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.

7.0 The Appeal

7.1 Grounds of Appeal

Doyle Kent Planning Partnership Ltd. has submitted an appeal on behalf of the first-party against the decision of Wicklow County Council to refuse permission for the proposed development. The grounds of appeal are summarised under relevant headings, as follows:

The need for the Worship Hall

- Because of population growth in the area and major tourism developments nearby, there is increased pressure on community facilities in Enniskerry. As such there is a real need for the proposed development which would cater for parishioners and the community.
- The proposed development would strengthen the community related services available in the locality and would meet the identified need to provide 'catch-up' investment to help the town become more self-sustaining.

The design process

- The process included consultation with the local community and parish stakeholders.

- The proposal has minimal impact on the existing church and minimal visual impact.
- The singular triangular form has a sympathetic relationship with the church.
- Considerable effort has been made to achieve a 'sensitive and sustainable development.'
- Architectural quality of the proposed hall is very high.
- The proposal meets the provisions of Policy CPO 8.10 and CPO 8.13, adheres to guidance in the Architectural Heritage Protection - Guidelines for Planning Authorities, in addition to international guidance (Charters of International Council on Monuments and Sites and the Burra Charter).

Design rationale

- Proposed building acknowledges the constrained geometry of the site, unobtrusively occupying a right-angled corner and set back from the church.
- The location is the optimum solution in terms of the protection of the special interest of the Protected Structure. It allows both young and elderly parishioners attending services to then meet in an informal setting of the proposed hall. The short distance between the buildings will not present any major obstacles to elderly persons during inclement weather conditions.
- Nevertheless there is a clear separation between the buildings resulting in a very limited impact on the setting of the church, as can be seen in the submitted perspective sequences provided with the appeal. There is no visual competition between the church and the proposed hall and there is no confusion as to which is the primary structure.
- The design and copper finish of the hall's roof are further distinctions and ensures the slates of the church's roof are not in visual competition.
- The proposed timber finish is sympathetic and an alternative to the harsher granite of the church, but will be compatible in terms of colour. The finish will not detract from the Protected Structure.
- The proposed detached building is standalone and it stands back. Its scale ensures it will be subservient to the church.

- The decision to refuse permission was in part guided by consideration in respect of the weathering properties of timber in the Irish climate, however such concerns are not well founded. The project architect has experience of a number of well-regarded buildings with timber finish. Further, it is the case that the timber will be treated with a well-established reputable product.
- Worship Hall will not dominate the setting and character of the protected structure.

Other matters

- St. Patrick's Church made a submission to the pre-draft stage of the Bray Municipal District LAP 2025 to highlight a need for the planning system to be supportive of church groups. Churches are intrinsic to the community and Enniskerry is earmarked for significant population growth in the coming years. It is critical that adequate provision is made for accessible church buildings to ensure they are able to adapt to the growing needs of the community.
- It would be beneficial if the planning authority could ensure support for places of worship in the upcoming LAP.
- There is strong local support for the proposed development from the community and the Church Body.

The following attachments are appended to the appeal:

1. A Perspectives View Plan from 10 locations around the site / proposed hall.
2. Letters in support of the proposed hall from the following bodies / individuals on the basis it would be beneficial for the community:
 - The Head of Property of the Church of Ireland.
 - Charabanc Housing Association.
 - Enniskerry Tidy Towns.
 - Dara Macken.
 - Karl Strickland.
3. A letter from Catherine Hallissey, Rector which sets out the need for a modern space close to the traditional church building that would support expanding styles of worship in addition to providing a central hub for the growing outreach groups including the

Parent and Toddler Group, a new Youth Ministry Team, an ecumenical group, and Charabanc, a social group for the elderly. It is considered that the prepared plans present a build sympathetic to its surroundings and it is requested that the proposal is supported.

4. A Design Report prepared by Peter Carroll of A2 Architects Limited includes examples of timber buildings next to protected structures (in Ireland, the UK and Germany) which are considered to constitute precedent developments.

Examples of pre-treated larch buildings are provided. The report also includes photographs and details of the proposed copper roofing and larch timber cladding finishes.

Perspective views of the proposed building are included in the report. The experience of the appointed architect is also detailed.

5. A copy of the Design Report submitted in response to the FI request is also appended to the appeal.

7.2 Planning Authority Response

None.

7.3 Observation

An observation has been received from Peter Pearson Evans, Architect, of No. 5 Priory Office Park, Stillorgan Road, Blackrock, Co. Dublin. This submission is summarised as follows:

- The proposal is intrusive and visually unacceptable.
- Legislation (including Cemeteries Clauses Act 1847) prohibits new build construction within the curtilage of an active cemetery. Use of timber construction is also not allowed in a cemetery.
- The proposed development will encroach over the first line of graves and will necessitate exhumation of remains of up to eight burial plots. Gravestones are protected artefacts.
- No south-facing images are provided as they would show negative impacts of the proposed development on the protected structure.

- The proposed plant room is inappropriately located and would obstruct the fenestration of the north-facing elevation to the church.
- The site has flooded on previous occasions.
- At a meeting in May 2025 the Project Steering Committee confirmed the proposed hall would be used solely for usual parish activities, events and meetings but would not be used by other faiths.
- St. Patrick's Church already has a Parish Hall in Enniskerry village and this fact was not disclosed. This hall has been updated recently with a new wheelchair accessible ramp. As such, there is no need for the additional space.
- Irrelevant examples of buildings used in the appeal submission.
- Some of the images are AI generated.
- The tree to be felled is erroneously identified by the applicant as a Leylandii but is in fact a historic protected specimen Thuja Plicata.

The submission includes the following attachments:

- Copies of the planning authority's acknowledgement of the submissions made by the observer on the planning application.
- Copies of the objections made to the planning authority in respect of the proposal.
- A copy of the Notification of Decision to Refuse from the planning authority.
- A ground floor plan of the proposed development and its relationship with the burial plots / graveyard.
- Photograph A showing south elevation of the church with building line of the proposed development indicated.
- Illustration B stated to have been submitted by the applicant showing the incorrect church.
- Photograph D showing part of a modestly sized parish hall extension at St. Peter's Church, Farnham, Surrey, UK.
- Drawing C showing location of proposed plant room.
- Photograph E showing tree to be felled.

- Photograph F showing flooding on the lands stated to have occurred on October 20th, 2024.
- Photograph G of the St. Patrick's parish hall in Enniskerry.
- Photograph H of wheelchair access ramp and handrail at St. Patrick's parish hall.

8.0 **Assessment**

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

- Land-use and nature of the proposed development
- Design and Impact on the Built Heritage
- Other Issues
- Water Framework Directive - Screening
- Appropriate Assessment

8.2 **Land-use and nature of the proposed development**

8.2.1 The appeal site is located in the settlement boundary of Enniskerry, to the south-east of the village and it is zoned 'CE – Community and Education' with the objective 'To provide for civic, community and educational facilities.' The proposal comprises a Worship Hall (c 155 sqm) to be used as a multi-functional worship space and for parish and community group meetings. A separate plant room (c 8 sqm) is also proposed. Accordingly I note that community uses and community hall are uses permitted under the 'CE' zoning objective and therefore the principle of the development as proposed is acceptable at the subject location.

8.2.2 The observer questions the need for additional space on the basis that there is already a Parish Hall facility located in Enniskerry village. In this context, I note the letter provided by the Rector of St. Patrick's Church, submitted as part of the appeal submission, which details, inter alia, the population growth in the area in recent years

arising from new housing in the immediate vicinity and the consequent need for a modern space close to the traditional church building. The case is made that the facility would support expanding styles of worship in addition to providing a central hub for the growing outreach groups. I also note the other letters provided with the appeal in support of the proposal and the associated community uses and potential benefits to Enniskerry that would arise as a result of the proposed development.

The appeal submission also notes there is increased pressure on community facilities in the area as a result of population growth and that the proposed hall would cater for parishioners and the community, and that the proposal would meet the need for investment to facilitate the town in becoming more self-sustaining.

8.2.3 I have referenced several policy objectives in the Wicklow County Development Plan 2022-2028 in section 5 above which support vibrancy in towns, the provision of enhanced recreational spaces and universally accessible facilities to provide a range of uses and which contribute to the health and well-being of inhabitants. Having regard to the foregoing I consider the applicant has provided sufficient justification for the proposed Worship Hall and there is policy support for development such as that proposed in the County Development Plan. To conclude, I consider the proposal to be acceptable in principle.

8.3 Design and Impact on the Built Heritage

8.3.1 I have reviewed all documentation and drawings on the file along with all proposed views of the Worship Hall in the context of the adjoining St. Patrick's Church, a Protected Structure. I note the Design Report submitted with the appeal provides examples, stated to be precedents, of timber structures constructed next to Protected Structures, in Ireland and Europe. It is the case however that this proposed development must be assessed on its own merits with due regard to the adjoining Protected Structure and site specific characteristics and constraints.

8.3.2 The planning authority's single refusal reason states, inter alia, that the proposed development, on account of its siting, design, materials and form is considered to detract from and dominate the Protected Structure, thereby unduly impacting on its architectural character and setting, and as such would militate against the protection of the County's architectural heritage. In this regard reference is made to Development Plan Objectives CPO 8.10 and CPO 8.13

- 8.3.3 The proposed development site is within the curtilage of St. Patrick's Church of Ireland Church, a Protected Structure (Ref. No. 03-06) dating from 1859. The lands also accommodate a graveyard. The Church is included in the National Inventory of Architectural Heritage (NIAH Reg. No. 16302052) as being of regional architectural interest. The Conservation Report submitted with the application provides details on the history of the Church and its graveyard.
- 8.3.4 As set out in the Planning and Development Act 2000, as amended, a Protected Structure includes the interior, land lying within the curtilage and any other structures lying within that curtilage and interiors and all fixtures and fittings which form part of any interior or exterior of any structure. The Wicklow County Development Plan 2022-2028 includes a number of policies and objectives to ensure the protection of the architectural heritage assets, including Protected Structures, within the County. County Development Plan Objectives CPO 8.10 and CPO 8.13 relate, respectively, to the protection, conservation and management of the built heritage of Wicklow encouraging sensitive and sustainable development and to ensuring protection of all structures and features listed in the Record of Protected Structures. In this regard, the Development Plan provides policy to ensure development proposals proximate to Protected Structures are appropriate in terms of architectural treatment, character, scale and form.
- 8.3.5 The planning authority in its decision to refuse permission raised concerns in relation to the siting of the Worship Hall to the front (the southern side) of the Church and also considered it would dominate the Protected Structure. Similar concerns are raised in the observation submitted in connection with the first party appeal. In this regard, I note the Perspectives View Plan appended to the appeal which provides ten perspective views from locations outside and within the appeal site. While I note the Worship Hall is located to the front of the Church, this is not a primary view in that the Church is mainly viewed on approach from the long avenue which runs to the south-west of the Protected Structure and which leads to the car-parking area in the forecourt of the Protected Structure. In my opinion and having regard to the perspective views provided, the position and location of the proposed single storey development at the south side of the Protected Structure would be acceptable.
- 8.3.6 I do not agree with the planning authority's view that the proposed development would dominate the Protected Structure. The Worship Hall is a standalone single storey

building and there is no physical connection to the Church from the new build. Having regard to the submitted plans and elevations, and from the site visit, it is apparent that the original development of the Church was carefully considered. The Church is a dominant structure and forms a landmark in the area. Its steeple is c 40m to its top. In my opinion, the proposed single storey building (c 155 sqm) is not of excessive scale or height. Its maximum height of 7m reduces to c 2.4m to the front and it would not have a dominating impact on the Protected Structure.

- 8.3.7 Any development on the subject lands must have regard to the character of the Protected Structure. Section 6 of the Conservation Report provided with the planning application includes an Architectural Heritage Impact Assessment (AHIA) which describes the nature of the proposed development, proposed external materials comprising mainly copper roofing and vertical lye-washed sheeted timber. The Design Report, also provided with the application, considers that the proposed new building does not intrude on the Protected Structure and I agree with this view. It notes the triangular form of the sloping roof with copper finish takes its cue from the triangulated form of the existing church spire.
- 8.3.8 The planning authority raised concerns that the proposed development does not represent an appropriate design response for the site which achieves an appropriate balance between provision of a worship hall and the need to protect the Protected Structure. The planning officer was not satisfied that the proposed materials are appropriate and would potentially detract from the Protected Structure. In this regard the applicant was asked, through a FI request, to address the concerns raised and also invited to propose amendments to the design and layout of the structure. The response received from the applicant comprised a Report detailing, inter alia, how the final design was selected by the parish through a competitive process and several examples of additions to Protected Structures in Ireland and beyond were provided.
- 8.3.9 My view is that the design and finishes of the proposed Worship Hall are acceptable. I would concur with the applicant that the proposed contemporary building is not in competition with or trying to mimic the Protected Structure, given its much lower profile, smaller scale, different finishes and separation distance from the Church. In my opinion the proposed Worship Hall reads as an ancillary building to the Church, which remains the primary structure on the site. In terms of the proposed single-storey

timber-clad plant room, I consider its location at the northern side of the existing Church to be acceptable and in this regard, I note it is set forward c 0.8m from the Protected Structure.

8.3.10 In terms of the proposed finishes the applicant has confirmed that the proposed larch cladding will be pre-treated to offer a durable appearance with a greyish or whitish tone referred to as a 'lye-washed' appearance. This softer finish would appropriately contrast with the granite walls of the adjoining Church, while maintaining compatibility in terms of colour. In terms of the proposed copper roof for the Worship Hall, this would not compete with the natural slate roof covering of the Protected Structure but would align with its copper-clad spire. Similarly, the proposed external covered bench along the front of the proposed building would be made from stone, and is a nod to the main Church building on this site.

8.3.11 To conclude, I do not consider this proposal to be contrary to CPO Objectives 8.10 and 8.13 of the County Development Plan. In my opinion this proposal comprises a sensitively designed and sustainable contemporary building which does not unduly impact upon the architectural character and setting of the adjoining Protected Structure. As such, I recommend a grant of permission.

8.4 Other issues

8.4.1 Flooding

The Observer suggests the site is prone to flooding and has submitted a photograph, stated to have been taken in October 2024 (Photograph F), which shows standing water on part of the wider site. It is the case that any site may be inundated with water at a particular time, for example, following a heavy rainfall event. I would note that the subject lands are not mapped as being within a location prone to flood risk (i.e. within Flood Zones A and B). The site would not be subject to fluvial or coastal flooding due to separation distances between it and the coast and the closest river (Glencullen River c 450m to the north). In the absence of evidence to the contrary, I am satisfied that there is no significant flood risk to the subject site and as such, I consider that the submission of a Site Specific Flood Risk Assessment is not warranted.

8.4.2 Removal of Tree

The development involves the felling of a tree to facilitate the proposed Worship Hall. The Conservation Report states the tree is a multi-stem Leylandii tree and while acknowledging it is healthy, it is considered that its shape and proximity to the existing church could be a cause for concern in the future. The AA Screening suggests the tree is a non-native conifer (Leyland Cypress Cuprocyparis leylandii). I note the Observer states that the tree is protected and labels it as a historic protected specimen, Thuja Plicata.

I have examined listing and locations of Tree Preservation Orders (TPOs) on the online mapping tool associated with the Wicklow County Development Plan 2022-2028 and I note that no TPOs relate to the trees on the subject lands. On balance I consider that the removal of the subject non-native tree to facilitate the proposed development would be acceptable.

8.4.3 Impacts on burial plots

The Observer states that the proposed development would encroach over the first line of graves and necessitate exhumation of remains of up to eight burial plots. However, having reviewed the application details along with the pre and post-development site layout plans it is not apparent that the proposal would necessitate exhumations. In this regard, I note the Design Report submitted by the first party with the appeal confirms that a separation distance of 1.25m will be maintained between all existing burial plots and the proposed development to ensure there is no encroachment or disturbance. In my view this is acceptable.

8.4.4 Archaeology

Having regard to the nature of the site which accommodates a Church and cemetery from the 19th century, there is a possibility that the site may contain archaeological remains / additional graves. Should the Commission decide to grant permission for the proposed development I would recommend the inclusion of a condition relating to archaeological monitoring.

8.4.5 Design selection process

While I note the criticism of the competitive design selection process relating to the proposed building detailed in the third party observation, this is not a planning matter and is not a consideration for the Commission.

8.4.6 Bird and Bat Assessment

8.4.7 A Bird Survey was undertaken on 23rd and 24th July 2024. It was observed that no birds' nests were within the tree proposed for removal. A wide variety of birds were within the churchyard and numerous nesting birds passed above the site. Species noted were blackbird, robin, wren, song thrush, goldcrest, jackdaw, hooded crow, magpie, blue tit, great tit and long-tailed tit. Swallows were nesting in the church porch.

8.4.8 The site was examined and surveyed on 23rd and 24th July 2024 which is an appropriate time of year for surveys. Five bat species were recorded on the site. Bat activity was recorded by a static monitor within the tree proposed for removal and by a monitor at the church porch (up to 22.10 hours) and to the north-east of the church (from 22.10 to dawn). It was noted that a variety of bat species roost within St. Patrick's Church in the belfry and in the roof of the bell tower. The bats depart and return to the church roof and belfry from the north-eastern area of the church and pass along the edge of lands to the south where the worship hall is proposed. It is noted that this area is not vegetated and has less feeding value for bats compared to other areas within the church grounds.

8.4.9 The Assessment considers the main impacts of the proposed development to be the loss of a mature conifer tree which serves as a foraging site for bats, increased lighting with potential for roost / bat perch loss and bird nesting site loss from the removal of the tree. The main mitigation measures proposed are the strict control of lighting, installation of a bat box on the south-eastern corner of the proposed building and the felling of the tree to occur outside of bird nesting season. In my view, while the bird species found on site may be impacted during the construction phase, this will be temporary. I note there is plentiful suitable habitat for nesting birds within the immediate and wider area.

8.4.10 The findings of the Assessment are that overall there will be no impact on the conservation status for any of the bat or bird species noted and also that there is likely to be a long-term negligible negative impact from changes to the site. I concur with this conclusion. Should the Commission decide to grant permission for the proposed development I recommend inclusion of a condition requiring implementation of the stated mitigation measures.

8.4.11 Ecological Impact Statement

A site visit and survey were undertaken on 21st June 2024 in fair weather.

8.4.12 Flora

The subject lands comprise buildings and artificial surfaces (BL3), consisting of the church and hard-standing. The lands are considered to be of low biodiversity value. Mature trees in the vicinity of the Church, including the tree proposed for felling, are non-native conifers. No Annex I habitats were recorded on the site and there is no evidence that species listed in Annex II of the Directive are present.

8.4.13 Fauna

The Ecological Impact Statement notes that suitable habitat is not present for pine marten or red squirrel. There is no evidence that deer are using the site. The survey found no evidence of badger activity and no setts within the red line boundary of the site. The Ecological Impact Statement considers the development site is unsuitable for badgers. There is also no suitable habitat for the common frog or smooth newt. The site is however an important roost site for a variety of bats and in this context the existing Church building (as a bat roost) is of high local ecological value.

8.4.14 Table 6 of the Ecological Impact Statement identifies the significance level of likely impacts during the construction phase in the absence of mitigation. Mortality to animals during construction and artificial lighting / impacts to protected areas are considered to have moderate negative significance. The report sets out 3 recommendations (two of which are taken from the Bird and Bat Assessment) relating to proposed mitigation measures which are summarised as follows:

(a) The removal of the tree shall take place outside of the bird nesting season. A bat box shall be installed.

(b) Lighting shall be controlled to avoid light pollution of green or wooded areas. Motion activated sensor lighting is preferable to reduce light pollution.

(c) Pollution prevention measures to be implemented for the duration of the construction project.

8.4.15 With the full implementation of suggested mitigation measures the Ecological Impact Assessment finds that no residual effects are likely to arise on biodiversity from the

project. I concur with this conclusion and consider the proposed mitigation measures to be appropriate

8.5 Water Framework Directive - Screening

8.5.1 The subject site which accommodates St. Patrick's Church of Ireland Church, a Protected Structure, and associated car parking is within the settlement boundary of Enniskerry, to the south-east of Main Street. The proposed development comprises a single storey detached Worship Hall adjacent to the existing church, a detached single storey plant room, removal of existing tree and other minor works.

8.5.2 I have assessed the proposed domestic development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface and ground water bodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale, and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and groundwater water bodies either qualitatively or quantitatively. The reason for this is as follows:

- The nature of the works comprising a relatively small scale and nature of development.
- Location-distance from nearest waterbodies and the lack of direct hydrological connections from the site to any surface and transitional water bodies.
- Standard pollution controls that would be implemented.

8.5.3 I conclude that 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.

9.0 Appropriate Assessment Screening

9.1 I have considered the proposed development of the construction of a single storey worship hall, utility room, landscaping and associated works in light of the

requirements of S 177S and 177U of the Planning and Development Act 2000 as amended. (Appendix 3 below refers).

9.2 In accordance with section 177U (4) of the Planning and Development Act 2000, as amended, I conclude that the proposed development (project) would not have a likely significant effect on any European site either alone or in combination with other plans or projects. It is therefore determined that Appropriate Assessment (Stage 2) under section 177V of the 2000 Act is not required. See Appendix 3 of this Inspectors Report.

9.3 This conclusion is based on:

- The nature of the works comprising a relatively small scale of development.
- Absence of any meaningful direct and indirect pathways to any European site.
- Distances from European sites.
- The AA Screening undertaken by the planning authority

9.4 No measures intended to avoid or reduce harmful effects on European sites were taken into account in reaching this conclusion.

10.0 Recommendation

I recommend that permission is granted for the following reasons and considerations.

11.0 Reasons and Considerations

Having regard to the design, form and location of the proposed Worship Hall adjoining St. Patrick's Church (a Protected Structure) and within lands zoned CE – Community and Education, which have the objective 'To provide for civic, community and educational facilities,' it is considered that the proposed development would accord with the provisions of the Wicklow County Development Plan 2022-2028 including Objectives CPO 8.10 and 8.13. Subject to compliance with the conditions set out below, it is considered that the proposed development would not unduly impact on the architectural character and setting of the Protected Structure, would not impact on burial plots, would not be located in an area subject to flooding, would not give rise to significant effects on ecology, and would not have significant impacts on bats and birds. 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 plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 10th of March 2025, 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The mitigation measures and recommendations contained in the Ecological Impact Statement and the Bat and Bird Assessment shall be implemented.</p> <p>Reason: To protect bats, birds and the ecology of the site.</p>
3.	<p>Details of the materials, colours, and textures of all the external finishes to the proposed building shall be submitted to and agreed in writing with the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
4.	<p>Drainage arrangements, including the attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
5.	<p>Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Eireann (Irish Water) to provide for service connections to the public water supply and wastewater collection</p>

	<p>network.</p> <p>Reason: In the interest of public health and to ensure adequate water / wastewater facilities.</p>
6.	<p>An Operational Waste Management Plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including capacity requirements and the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials within the development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained, and waste shall be managed in accordance with the agreed plan.</p> <p>Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.</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 interest of visual amenity.</p>
8.	<p>The construction of the development shall be managed in accordance with a Construction 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:</p>

	<ul style="list-style-type: none"> a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse; b) Location of areas for construction site offices and staff facilities; c) Details of site security fencing and hoardings; d) Details of on-site car parking facilities for site workers during the course of construction; e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site; f) Measures to obviate queuing of construction traffic on the adjoining road network; g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network; h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works; i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels; j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater; k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil; l) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains. m) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the Planning Authority, n) Noise during site clearance and construction shall not exceed 65 Db (A), Leq 30 minutes and the peak noise shall not exceed 75 Db (A), when measured at any point off site.
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	<p>Reason: In the interest of amenities, public health and safety and environmental protection.</p>
9.	<p>The developer shall engage a suitably qualified (licensed eligible) archaeologist (licensed under the National Monuments Acts) to monitor all site clearance works, topsoil stripping, groundworks, dredging and/or the implementation of agreed preservation in-situ measures associated with the development. Prior to the commencement of such works the archaeologist shall consult with and forward to the Local Authority archaeologist or the NMS, as appropriate, a method statement for written agreement. The use of appropriate tools and/or machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation (preservation in-situ/excavation). The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service shall be complied with by the developer. Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.</p> <p>Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.</p>

10.	<p>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. This scheme shall include the following:</p> <ul style="list-style-type: none"> (i) The measures to be put in place for the protection of trees during the construction period. (ii) Hard landscaping works, specifying surfacing materials, furniture and finished levels. (iii) A timescale for implementation. <p>Reason: In the interest of visual amenity.</p>
11.	<p>No signage, advertising structures, advertisements, security shutters or other projecting elements, including flagpoles (including that which is exempted development under the Planning and Development Regulations 2001, as amended) shall be erected or displayed on the building or within the curtilage of the site, unless authorised by a further grant of planning permission.</p> <p>Reason: in the interest of visual amenity and to protect the character of the Protected Structure.</p>
12.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between the hours of 0700 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 amenities of property in the vicinity.</p>

13.	<p>Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the satisfactory reinstatement of the site upon cessation of the project coupled with an agreement empowering the local authority to apply such security or part thereof to such reinstatement. 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.</p> <p>Reason: To ensure the satisfactory completion of the development.</p>
14.	<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, judgment and opinion on the matter assigned to me and that no person has influenced or tried

to influence, directly or indirectly, the exercise of my professional judgment in an improper or inappropriate way.

John Duffy
Planning Inspector

7th August 2025

Appendix 1

Form 1 - EIA Pre-Screening

No EIAR Submitted

Case Reference	ABP-322403-25
Proposed Development Summary	Construction of a single storey Worship Hall (c 155 sqm), a utility room (c 8 sqm), removal of a tree and all associated works on lands accommodating St. Patrick's Church (Protected Structure), Cookstown Road, Enniskerry, Co. Wicklow.
Development Address	Lands at St. Patrick's Church (Protected Structure), Cookstown Road, Enniskerry, 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)	<input checked="" type="checkbox"/> Yes, it is a 'Project.' Proceed to Q2.
	<input type="checkbox"/> 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)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
<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 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.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	State the Class and state the relevant threshold
<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	State the Class and state the relevant threshold Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. Total site size given as 1.96 ha.

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 checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____

Date: _____

Appendix 2

Form 2 - EIA Preliminary Examination

Case Reference	ABP-322403-25
Proposed Development Summary	Construction of a single storey Worship Hall (c 155 sqm), a utility room (c 8 sqm), removal of a tree and all associated works on lands accommodating St. Patrick's Church (Protected Structure), Cookstown Road, Enniskerry, Co. Wicklow.
Development Address	Lands at St. Patrick's Church (Protected Structure), Cookstown Road, Enniskerry, 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 would not result in the production of significant waste, emissions, or pollutants. No significant risks of accidents or to human health. No demolition works proposed.
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).	The size of the site at 1.96 ha is not exceptional. There is no hydrological connection present which would give rise to significant impact on water courses in the wider area (whether linked to any European site or other sensitive receptors). The site is not located within or near any European Sites.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact,	There are no other locally sensitive environmental sensitivities in the vicinity of relevance. There would be no significant cumulative considerations.

transboundary, intensity and complexity, duration, 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.	<p>Schedule 7A Information required to enable a Screening Determination to be carried out.</p> <p>Not applicable to this appeal case.</p>
There is a real likelihood of significant effects on the environment.	<p>EIAR required.</p> <p>Not applicable to this appeal case.</p>

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)

Appendix 3: AA Screening Determination Test for likely significant effects

Screening for Appropriate Assessment Test for likely significant effects	
Step 1: Description of the project and local site characteristics Case file: ABP-322403-25	
Brief description of project	<p>Normal Planning Appeal</p> <p>Construction of a single storey Worship Hall (c 155 sqm), a utility room (c 8 sqm), removal of a tree and all associated works on lands accommodating St. Patrick's Church (Protected Structure), Cookstown Road, Enniskerry, Co. Wicklow.</p> <p>See section 2 of this Inspectors Report.</p>
Brief description of development site characteristics and potential impact mechanisms	<p>The site (c 1.96 ha) contains St. Patrick's Church, a graveyard and car parking. There are a large number of mature trees within and surrounding the site which partially screen the church from the adjoining public roads. The R760 runs to the west of the site and the L-1020 runs to the south. The main vehicular access to the lands is at the south-west corner, proximate to the intersection of the R760 and L-1020 roads. The site is bounded by a rubble granite boundary wall. The rectory is situated to the east of the site. The proposed development lands consist of buildings and artificial surfaces which is a habitat of low biodiversity value.</p> <p>There are no watercourses traversing or adjoining the site.</p> <p>The nearest watercourse is the Glencullen River flowing c 450m to the north, which flows into the River Dargle a short-distance downstream.</p> <p>Wastewater from the proposed development will discharge into the public network and delivered to the municipal wastewater treatment plant for Enniskerry, which discharges into the River Dargle downstream of Knocksink Woods SAC. Capacity at the wastewater treatment plant is within design limitations.</p>

	<p>The proposed development will connect into the public water supply.</p> <p>The proposal also includes provision of a soakaway designed to accommodate all surface water arising from impermeable areas. The use of SuDS ensures there will not be a negative effect on the quality of surface water draining from the site.</p> <p>The nearest European Sites are Knocksink Wood SAC c 570m to the north-west and the Ballyman Glen SAC located c 1.5km to the north.</p>
Screening report	<p>Yes (Prepared by Openfield Ecological Services).</p> <p>Wicklow County Council screened out the need for AA</p>
Natura Impact Statement	No.
Relevant submissions	None.

Step 2. Identification of relevant European sites using the Source-pathway-receptor model

Two European sites are identified as being located in proximity of the proposed development as detailed in the Table below.

European Site (code)	Qualifying interests ¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections ²	Consider further in screening ³ Y/N
Knocksink Wood SAC (000725)	<p>Petrifying springs with tufa formation</p> <p>Old sessile oak woods with lix and Blechnum in the British Isles</p> <p>Alluvial forests with Alnus glutinosa and Fraxinus excelsior</p> <p>CO000725.pdf</p>	c 0.57km	<p>The proposed development is not located within or adjacent to any European Site.</p> <p>Therefore, there is no potential for loss or direct disturbance of habitats or species within any Natura 2000 site arising from the proposed development.</p>	N

			<p>The lands are not suitable for wintering birds for which Natura 2000 sites are designated. AA Screening document confirms visits during the wintering bird season were carried out and no wintering/wetland birds were recorded. Therefore, there is no potential for ex-situ impacts to Natura 2000 sites.</p> <p>No identifiable hydrological, groundwater, terrestrial or hydrogeological connections from the site to any European Sites.</p>	
Ballyman Glen SAC (000713)	<p>Petrifying springs with tufa formation</p> <p>Alkaline fens</p> <p>ConservationObjectives.rdl</p>	c 1.5km	<p>The proposed development is not located within or adjacent to any European Site. Therefore, there is no potential for loss or direct disturbance of habitats or species within any Natura 2000 site arising from the proposed development.</p>	N

			<p>AA Screening document confirms visits during the wintering bird season were carried out and no wintering/wetland birds were recorded. Therefore, there is no potential for ex-situ impacts to Natura 2000 sites</p> <p>No identifiable hydrological, groundwater, terrestrial or hydrogeological connections from the site to any European Sites.</p>	

¹ Summary description / **cross reference to NPWS website** is acceptable at this stage in the report

² Based on source-pathway-receptor: Direct/ indirect/ tentative/ none, via surface water/ ground water/ air/ use of habitats by mobile species

³if no connections: N

Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites

AA Screening matrix

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
Site 1: Knocksink Wood SAC (000725) Petrifying springs with tufa formation (Cratoneurion) [7220]	Direct: None Indirect: None	The proposed development is not located within this SAC. No identifiable hydrological, groundwater, terrestrial or

Old sessile oak woods with liex and Blechnum in the British Isles [91A0] Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]		hydrogeological connections from the site to any European Sites. Conservation Objectives would not be undermined.
Site 2: Ballyman Glen SAC (000713) 7220 Petrifying springs with tufa formation (Cratoneurion) 7230 Alkaline fens	Direct: None Indirect: None	The proposed development is not located within this SAC. No identifiable hydrological, groundwater, terrestrial or hydrogeological connections from the site to any European Sites. Conservation Objectives would not be undermined.
	Likelihood of significant effects from proposed development (alone): No	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? No	
	Possibility of significant effects (alone) in view of the conservation objectives of the site*: No	
Site 1: Knocksink Wood SAC (000725) * It is not considered that the project would compromise the conservation objectives of restoration of (i) the favourable conservation condition of Petrifying springs with tufa formation and (ii) Old sessile oak woods with Ilex and Blechnum or make restoration more difficult, having regard to the above commentary given under 'Effects' above.		
Site 2: Ballyman Glen SAC (000713) * It is not considered that the project would compromise the conservation objectives of restoration of (i) the favourable conservation condition of Petrifying springs with tufa formation (Cratoneurion) and (ii) of Alkaline fens, or make restoration more difficult, having regard to the above commentary given under 'Effects' above.		
Step 4 Conclude if the proposed development could result in likely significant effects on a European site		

I conclude that the proposed development (alone) would not result in likely significant effects on Knocksink Wood SAC and Ballyman Glen SAC. The proposed development would have no likely significant effect in combination with other plans and projects on any European sites. No further assessment is required for the project.

No mitigation measures are required to come to these conclusions.

Screening Determination

Finding of no likely significant effects

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on Knocksink Wood SAC, Ballyman Glen SAC or any other European Sites in view of the conservation objectives of these sites and they are therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- The nature of the works comprising a relatively small scale of development.
- Absence of any meaningful direct and indirect pathways to any European site.
- Distances from European sites.
- The AA Screening undertaken by the planning authority.