



An
Coimisiún
Pleanála

Inspector's Report ABP-322411-25

Development	Construction of dwelling, single storey outbuilding, garage and site entrance together with associated site works.
Location	Cullenagh, Courtmacsherry, Co. Cork
Planning Authority	Cork County Council
Planning Authority Reg. Ref.	254226
Applicant(s)	Kieran & Caroline O'Donavan
Type of Application	Permission
Planning Authority Decision	Refuse
Type of Appeal	First Party
Appellant(s)	Kieran & Caroline O'Donavan
Observer(s)	Diarmuid Brickley Rosemary Sexton Regina Brickley
Date of Site Inspection	13 th June 2025
Inspector	Aisling MacNamara

1.0 Site Location and Description

- 1.1. The site is a 0.67 ha site located at the western outskirts of the coastal village Courtmacsherry in West Cork. The site is accessed from the local secondary L8111/ Cullenagh road which links to the main R601 coastal Sea Road connecting Courtmacsherry to the wider area. The site is at the corner junction of two roads, with the northern boundary of the site to the L8111 and the western boundary of the site to local tertiary L81111/ College Farm road.
- 1.2. From the coast, the topography rises uphill in a southerly direction, providing a hilly backdrop to the development along the coast. The proposed site is on raised grounds within this hilly terrain. At the site, ground levels rise steeply from the L8111 in a southerly direction towards the rear boundary.
- 1.3. Along this stretch of the L8111, there are a number of existing dwellings, farm structures and buildings. There is a one off dwelling currently being constructed on the opposite side of the road near the northeastern corner of the site. The eastern boundary of the site adjoins an existing one off dwelling constructed to the southeast of the site. A row of existing one off dwellings are located along the hill to the east of the site. Cork County Council water tank is located on the adjoining lands to the south. There is a small cluster of two dwellings and outbuildings located on the opposite side of College Farm road on the western side of the site.
- 1.4. The site is currently in undeveloped grassland with natural boundaries, although the western and parts of the northern boundary are open.

2.0 Proposed Development

- 2.1. Permission is sought for:
 - a two storey split level dwelling house (287m²),
 - single storey domestic outbuilding (7m² for use as plant room and bin store),
 - single storey domestic garage (66m²),
 - vehicular entrance,
 - wastewater treatment unit and soil polishing filter,

- connection to public mains,
- ancillary site works.

Documents submitted with the application include Landscaping Design Report, Water Supply Report, Waste Water Drainage System Design Report, Surface Water Drainage System Design Report and Visual Impact Report.

The applicant submitted a letter as unsolicited further information to the planning authority on 26th March 2025 responding to issues raised in third party submissions submitted in relation to the proposal. There was no change to the proposed development.

3.0 Planning Authority Decision

3.1. Decision

By order dated 10th April 2025, the planning authority made the decision to refuse permission for the following reason:

1. *It is an objective of the Cork County Development Plan 2022, as set out in Policy Objective HE 16-21 to encourage new buildings that respect the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape. This is reinforced by Policy Objective GI 14-9 which highlights landscape as an important factor in all land-use proposals and encourages high standards of design and siting while also striving to protect the visual and scenic amenities of the built and natural environment.*

Having regard to the pattern and character of development in the area, it is considered that the proposed development by reason of its prominent location, design, bulk, scale and siting above the public road, topographical constraints, and contextual relationship, would constitute a highly obtrusive feature on the landscape / High Value Landscape, which would seriously detract from the visual amenities and character of this coastal area. The proposed development would contravene materially Objectives HE 16-21, GI 14-9 and GI 14-13 of Volume 1 and DB-02 of Volume 5, as set down in the

Cork County Development Plan, 2022 and would, therefore, be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- Report of the Case Planner (03/04/2025) sets out a recommendation to refuse permission for one reason relating to design and visual impact.
- The report of the Senior Planner (09/04/2025) sets out a recommendation to refuse permission for one reason relating to design and visual impact, as per the decision.

3.2.2. Other Technical Reports

- Area Engineer (02/04/2025)– further information is required in relation to sight lines at proposed entrance, the location and layout of the on site waste water treatment and disposal system including issues with the location of the trial holes and separation distances to wells and the Councils water tank, the design of the soakaways and roadside drainage, the gradient of the entrance and proposals for the overhead electricity lines on the site.
- Liaison Officer (09/04/2025) – no comments.

3.3. Prescribed Bodies

None

3.4. Third Party Observations

Five third party observations were submitted. The key issues raised relate to the design, size and scale of the development and negative visual impact, visually sensitive site, negative impact on the natural character of the area and landscape, impacts on adjoining residential amenity, impact on scenic routes in the area, impact on biodiversity including from tree removal, concerns regarding landscaping, tree height and potential to impede on sunlight and sightlines.

4.0 Planning History

The planners report sets out details of the planning history at the site and in the nearby area. The following is of most relevance:

The subject site:

- PA21/6046 – Caroline and Kieran O'Donovan – refused – permission for dwelling, garage/gym/home office /WC, two site entrances and associated works. Reasons (1) by reason of height, design, bulk, scale, prominent location and relationship with adjoining properties is overbearing and injures amenities of the area and residential amenities of adjoining properties, (2) traffic hazard due to two access points on road and traffic movements, would interfere with safety and free flow of traffic.

Adjacent (opposite side of Cullenagh road to the northeast of the site):

- PA22/6123 – grant – permission for dwelling, vehicle access, drainage, landscaping and site works
- PA25/4858 – grant – retention of dwelling granted under 22/6123

Adjacent (north of the site):

- PA24/6371 – refused – permission for dwelling, entrance, drainage, landscaping and site works – Reason (1) contravenes DB01 (not satisfied that the dwelling is for full time occupancy during the plan period)
- PA25/4579 – New Application (currently on Further Information) – permission for dwelling house, entrance, drainage, landscaping and site works.
- PA20/6232, ABP310212 – Grant Oct 2021 - demolition of existing structures and construction of 17 residential units

Adjacent (adjoining to southeast):

- PA16/677 – grant – dwelling, garage, domestic waste water treatment system, site works

5.0 Policy Context

5.1. Development Plan

The Cork County Development Plan 2022-2028 is in place.

In the County core strategy, Courtmacsherry is designated a 'Key Village'.

5.2. Volume 5 West Cork

Section 1.9 of Volume 5 West Cork includes the settlement plan for Courtmacsherry. The site is located within the development boundary of the settlement.

Section 1.9.1 sets out the 'vision and context' for Courtmacsherry as follows: *"The strategic aims for Courtmacsherry are to encourage the consolidation of the village within its coastal setting, preserve the unique architectural character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services. One of the key considerations for the future development of the village is to make provision for permanent housing occupancy."*

Section 1.9.5 relates to 'overall scale of development' and states: *"Table 5.1.13 indicates that there has been minor growth in the number of dwelling units constructed within the settlement since 2015. The Plan has identified a need for an additional 95 units to 2028. There are already 10 units committed under Commencement Notices, thereby, reducing the scale of growth to 50 additional units."*

The lands are designated as a High Value Landscape with scenic routes. Section 1.9.7 states the following: *"Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive. There are also three designated scenic routes, the S69 from Timoleague to Courtmacsherry, the S73 which extends from Timoleague to Clonakilty and the S67 which extends to the Old Head of Kinsale to the east. It is important to maintain the open countryside between the two villages of Timoleague and Courtmacsherry and along the road to Broad Strand."*

Development boundary objectives include the following:

- *DB-01 Within the development boundary encourage the development of up to 50 additional dwelling units for full time occupancy during the plan period.*
- *DB-02 Protect and enhance the attractive coastal setting and landscape character of the village.*
- *DB-07 The green infrastructure, biodiversity and landscape assets of Courtmacsherry include its coastal habitats and marine habitats, wetlands and woodlands. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.*

There is a 5.4ha linear band of land containing woodland to the northeast of the site that is designated for objective GC01 Green Infrastructure ‘open space preserved for visual amenity and tree preservation’.

5.3. **Volume 1 Main Policy Material**

Chapter 3 Settlements and Placemaking

- *PL 3-5: Rural Placemaking*

The Plan acknowledges that there are distinct and regional patterns of development within the rural villages and rural areas of County Cork and these make a positive contribution to the County’s settlement network and rural landscape. New buildings should respond to the historic placemaking patterns and built form prevalent in the area

Chapter 12 Transport and Mobility

- *TM12-8 Traffic /Mobility Management and Road Safety*

d) Ensure that all new vehicular accesses are designed to appropriate standards of visibility to ensure the safety of other road users.

Chapter 14 Green Infrastructure and Recreation includes the following objectives:

- *GI 14-9: Landscape*

- a) *Protect the visual and scenic amenities of County Cork's built and natural environment.*
- b) *Landscape issues will be an important factor in all land-use proposals, ensuring that a pro-active view of development is undertaken while protecting the environment and heritage generally in line with the principle of sustainability.*
- c) *Ensure that new development meets high standards of siting and design.*
- d) *Protect skylines and ridgelines from development.*
- e) *Discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments.*

- *GI 14-10: Draft Landscape Strategy*

Ensure that the management of development throughout the County will have regard for the value of the landscape, its character, distinctiveness and sensitivity as recognised in the Cork County Draft Landscape Strategy and its recommendations, in order to minimize the visual and environmental impact of development, particularly in areas designated as High Value Landscapes where higher development standards (layout, design, landscaping, materials used) will be required.

- *GI14-13 Scenic Routes*

Protect the character of those views and prospects obtainable from scenic routes and in particular stretches of scenic routes that have very special views and prospects identified in this Plan. The scenic routes identified in this Plan are shown on the scenic amenity maps in the CDP Map Browser and are listed in Volume 2 Heritage and Amenity Chapter 5 Scenic Routes of this Plan.

Chapter 15 Biodiversity and Environment

- *BE 15-6: Biodiversity and New Development*

Provide for the protection and enhancement of biodiversity in the development management process and when licensing or permitting other activities by:

- a) *Providing ongoing support and guidance to developers on incorporating biodiversity considerations into new development through preplanning communications and the Council's guidance document 'Biodiversity and the*

Planning Process – guidance for developments on the management of biodiversity issues during the planning process’ and any updated versions of this advice;

b) Encouraging the retention and integration of existing trees, hedgerows and other features of high natural value within new developments;

c) Requiring the incorporation of primarily native tree and other plant species, particularly pollinator friendly species in the landscaping of new developments;

d) Fulfilling Appropriate Assessment and Environmental Impact Assessment obligations and carrying out Ecological Impact Assessment in relation to development and activities, as appropriate;

e) Ensuring that an appropriate level of assessment is completed in relation to wetland habitats subject to proposals which would involve drainage or reclamation. This includes lakes and ponds, watercourses, springs and swamps, marshes, heath, peatlands, some woodlands as well as some coastal and marine habitats;

f) Ensuring that the implementation of appropriate mitigation (including habitat enhancement, new planting or other habitat creation initiatives) is incorporated into new development, where the implementation of such development would result in unavoidable impacts on biodiversity - supporting the principle of biodiversity net gain.

Chapter 16 Built and Cultural Heritage

- *HE16-21 Design and Landscaping of New Buildings*

a) Encourage new buildings that respect the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape.

b) Promote sustainable approaches to housing development by encouraging new building projects to be energy efficient in their design and layout.

c) Foster an innovative approach to design that acknowledges the diversity of suitable design solutions in most cases, safeguards the potential for exceptional innovative design in appropriate locations and promotes the added economic, amenity and environmental value of good design.

d) Require the appropriate landscaping and screen planting of proposed developments by using predominantly indigenous/local species and groupings and protecting existing hedgerows and historic boundaries in rural areas. Protection of historical/commemorative trees will also be provided for.

Chapter 18 Zoning and Land Use

- *ZU 18-3: Development Boundaries*

For any settlement, it is a general objective to locate new development within the development boundary, identified in this Plan that defines the extent to which the settlement may grow during the lifetime of the Plan.

5.4. Natural Heritage Designations

The site is located c. 0.3km from the Courtmacsherry Estuary SAC, Courtmacsherry Bay SPA and Courtmacsherry Estuary pNHA

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

The key issues raised by the applicant in the grounds of appeal are as follows:

- Disagrees with the decision of the planning authority.
- The location, siting, design and scale of the dwelling is consistent with the Cork Rural Design Guide. The design responds to and reflects the

characteristics of the site. The dwelling will be absorbed into the landscape and will not give rise to skyline development and will not injure visual amenities.

- The dwelling is located in excess of 45m from the nearest dwelling and will not impact on residential amenity.
- The development is consistent with the CDP. The Council is incorrect in their position that the proposed development contravenes objectives HE16-21, GI14-9, GI14-13 and DB02.
- The development is consistent with HE16-21, and the following points are put forward:
 - There is a multiplicity of varied buildings of different designs, form and finish from different periods in the surrounding area. There is an absence of prevailing character, pattern or tradition. The design follows the Cork Rural Design Guide. The design responds to the site and surrounding area.
 - Design is energy efficient, glazed elevation, elongated east west axis, built into landscape to utilise natural heat sink, walls insulated concrete formwork, flat roof for solar panels.
 - Design is two storey split level of contemporary form. Development is in accordance with Cork Rural House Design guide, natural materials to soften setting, stepped to follow contours of site, mass broken into two sections on narrow plan, integrates with landscape through retaining natural vegetation, driveway positioning to side, avoiding car parking to front, using natural driveway finish, landscaping around the house.
 - Landscaping plan submitted.
- The development is consistent with GI14-9 and the following points are put forward:
 - Careful consideration given to layout, design, landscaping and materials to ameliorate impacts on visual and scenic amenities.

- Site is within development boundary of Courtmacsherry, a Key Village. The principle of residential development within the development boundary is encouraged (DB01). Proposed to protect and enhance the landscape.
- Development achieves a high standard of siting and design. Site size 0.67ha, plot ratio 0.4 comfortably accommodates dwelling without detrimental impact. Dwelling position maximises separation distance to neighbouring properties. Design is high standard.
- Levels on site range from c40.00m at the north to c 51.00 at south and continue to rise in southward direction to height of c 104.00m. The proposed dwelling sits at an elevation of 46.00m which is halfway down the site and significantly below the skyline / ridgeline. The dwelling has a ridge height of 7.5m and therefore will not break the skyline /ridgeline. Photomontages submitted shown dwelling sits comfortably in landscape.
- Proposed to remove 6 existing trees along northern boundary. Their removal is necessary to facilitate access sightlines. Proposed to plant 146 trees across the site. All existing hedgerows, walls and other boundary treatments will be retained and where appropriate reinforced.
- The development is consistent with GI14-13 and the following points are put forward:
 - The R601 regional road is designated scenic route S69 (views of Coolmain Bay and Courtmacsherry Bay, the settlements of Courtmacsherry and Timoleague and the coastal landscape). The protected views from the R601 are westward, northward and eastward. The site is located c 300m south of R601 and is not located within the specified zone of protection. The development will augment the visual character of the broader area.
- The development is consistent with DB02 and the following points are put forward:
 - Best method to protect and enhance character of Courtmacsherry is through high quality and sustainable housing. Proposal is high quality design with due regard to surrounding environment and which responds to the site, utilises

sustainable construction and landscaping. Will be a positive addition to the village.

7.2. Planning Authority Response

The planning authority has responded to the grounds of appeal stating the following:

- Should the decision be overturned, a condition should be attached to address the issues raised by the Area Engineer, to require details to be agreed with the planning authority before development on the site.

7.3. Observations

Three observations were received from residents of Cullenagh, Courtmacsherry. The key issues raised are summarised as follows:

- Decision of the planning authority to refuse permission should be upheld.
- Visually prominent site and by reason of design, height, bulk, scale, the proposed development will have adverse visual impact and does not respect the rural character of area. The subject proposals do not address the refusal reasons of 21/6046, larger in scale and floor area compared to previous proposal.
- Whilst site is within village development boundary, it is surrounded by a rural landscape and the design and scale should be sympathetic to this context and the traditional aesthetic on the road, new development can be designed to respect the character of the area, pre planning advice recommended single storey.
- Residents of the adjoining properties to east and west raise that the development will negatively impact on residential amenity by reason of visual intrusion/ overbearing, overlooking, overshadowing. The owner of the property to the east of the site raises concerns with the scale and visual impact of the proposed house in proximity to their property, height of the upper floor level of the proposed dwelling is 1.73m higher than the floor level of their dwelling c 29m away. The owner of the property to the west raises concern that balcony

will overlook their property, that proposed house and trees will result in overshadowing and loss of light.

- Concern that visual impact assessment does not show garage of the proposed development, new visual impact assessment should be submitted showing visual impact east and west along the L8111 including existing properties. Shadow diagram should be submitted.
- Planting of trees will visually interfere with traffic flow at junction resulting in safety hazard.
- Removal of trees and impact on biodiversity, removal of trees that would screen the development.
- Raise issues with choice of site.

7.4. Further Responses

None

8.0 Assessment

8.1. Having examined the application details and all other documentation on file, including the submissions received in relation to the appeal and inspected the site and having regard to relevant policies and guidance, I consider that the main issues in this appeal relate to:

- principle of development
- design and visual impact
- residential amenity
- other matters

8.2. Principle of development

8.2.1. The site is located within the development boundary of Courtmacsherry, which is a Key Village under the Cork County Development Plan (CDP) 2022-2028 Core Strategy for which the population is targeted to increase from 590 in 2016 to 721 in 2028, requiring an additional 50 units within the plan period. Objective ZU18-3 is an

objective to locate new development within the development boundary and Objective DB01 is an objective to encourage the development of 50 dwellings within the development boundary for full time occupancy during the plan period. The report of the planning authorities Case Planner notes that following a review of the planning history in the area, that the proposal conforms to this policy.

- 8.2.2. I am satisfied that the proposal to construct a new dwelling within the development boundary of Courtmacsherry is in accordance with objectives ZU18-3 and DB01 which supports and encourages housing growth within the settlement. I am satisfied that the proposal to construct a dwelling at this site is acceptable in principle.

8.3. Design and visual matters

- 8.3.1. The planning authority has refused permission stating that due to its prominent location, design, bulk, scale and siting, that the development would be an obtrusive feature in this high value landscape and would detract from the visual amenities and character of this coastal area and that the development would materially contravene objectives HE16-21, GI14-9, GI14-13 and DB02. The observations on the appeal from third parties generally raise concerns over the design and visual impact of the development on the landscape and the amenity of the area. The applicant in their appeal disagrees that the development contravenes the relevant objectives of the CDP and puts forward that the development is acceptable design has an acceptable impact on the visual amenity and character of the area.
- 8.3.2. Firstly, I would note that the site is within a settlement and is not part of the rural area and any visual impacts should be considered in this context. The applicant has submitted information to show that the development complies with the principles set out in the Cork Rural Design Guide. Whilst I note the information, the design guide applies to building houses in rural areas. As the proposed development is within a settlement and not the rural area, there is no requirement for compliance with the guide.
- 8.3.3. Whilst within a settlement, the site is at the very edge of the settlement bordering the rural area, on elevated lands, served by a narrow local road, where the area is surrounded by fields, one off houses, agricultural buildings and a band of mature woodland to the north of the site which provides an attractive woodland backdrop to development along the coastal road.

- 8.3.4. The character of this surrounding area is evolving, with a new house currently under construction (PA22/6123, PA25/4858) and a new house proposed (PA25/4579) on the land opposite the northern boundary of site. Permission has also been granted for 17 houses (PA20/6232, ABP310212) on lands to the north. All of this permitted and proposed development is within the settlement boundary. The character of the landscape will evolve as development progresses and the built up area extends up the hillside towards the site.
- 8.3.5. **Objective HE16-21** of the CDP is to encourage new buildings to respect the character of existing places, material and built forms and that fit appropriately into the landscape, to promote energy efficient design and layout, to foster innovative design solutions and to require appropriate landscaping and screen planting.
- 8.3.6. The proposed development is a two storey split level 287sqm narrow plan house of contemporary form with ground to ridge height of 7.5m with low angled zinc roof and finished in natural stone, timber cladding, and plaster. The ground levels on the site rise from 38.00 in the northwestern corner of the site to 51.50 in the southeastern corner of the site. The house is to be constructed within the centre of the site with finished floor levels of 46.00 for the lower level and 49.20 at the upper level and roof ridge level of 53.20. The house is to be served by an entrance at the northeast corner of the site to a gravel driveway that serves a car parking area at the house. It is proposed to construct a single storey 66sqm garage building and turning area close to the entrance and a 7sqm single storey plant room / bin store building close to the house.
- 8.3.7. There are a number of one off houses visible on the hill in this surrounding area with a range of designs from different periods including two storey, single storey, dormer traditional vernacular dwellings and newer contemporary with traditional features. Having regard to the mix of dwelling types, I am satisfied that the proposed contemporary form with natural finishes of natural stone, timber and render appropriately respects the character and pattern of buildings in the area and can be accommodated at the site.
- 8.3.8. Regarding siting and design, the proposed house has a long overall span of c30m. It sits comfortably at a central location within this large site allowing good separation of c 30-40m to the boundaries. It is proposed to step the house into the contours of the

site, to construct two simple narrow plan blocks, to locate parking to the rear and to minimise height with low roof. These are appropriate design measures that respond to the topography and location of the site.

- 8.3.9. The house has been designed with glazed elevation and east west axis and benefits from solar gain. It is stated that the walls will be constructed with insulated concrete formwork and that the roof can accommodate solar panels. Therefore the building is designed to be energy efficient.
- 8.3.10. The existing boundaries of the site are formed by a mix of hedgerows, trees and sod and stone bank. The western boundary is largely open boundary. A detailed Landscape Design Report is submitted with the application setting out detailed proposals for the landscaping of the site. It is proposed to reinforce all of the boundaries with native planting including a new native hedge along the western boundary, a band of high woodland planting along the northern and western boundaries and a band of low woodland planting from the northeast corner of the site along the eastern boundary. Grass lawn is to be planted up to the house. A total of 1900 woodland and ornamental plants and 146 native trees are to be planted in clusters around all parts of the site. The proposals are comprehensive and will integrate the development into the surrounding landscape.
- 8.3.11. Regarding removal of existing trees /vegetation and historic boundaries, the drawings show a total of 8 existing trees (5 small) are to removed from the northern boundary with the lowering of the existing sod and stone bank to accommodate sightlines at the entrance. Having visited the site I am satisfied that tree / vegetation removal necessary for sightlines would not significantly compromise biodiversity and that the comprehensive landscape proposals put forward appropriately mitigates for the removal of vegetation. I note that the existing natural banking albeit lowered is to be maintained. I also note that existing natural boundaries across the remainder of the site are to be retained and supplemented.
- 8.3.12. In conclusion, and having regard to the layout, design, form, materials and landscaping, I am satisfied that the proposed development respects the character of the area, will integrate into the landscape and that the design is energy efficient and innovative and that landscaping is appropriate and that natural boundaries are

adequately protected. I therefore conclude that the development complies with HE16-21.

- 8.3.13. In terms of the impact on the wider scenic amenities and landscape of this surrounding area, **objective GI14-9** and **Objective 14-10** relate to the protection of scenic amenities and landscapes.
- 8.3.14. The landscape is part of lands designated in the CDP as a High Value landscape where care is required to successfully locate development without them becoming visually obtrusive. Appendix F of the CDP sets out the Landscape Character Assessment. The site is located within the 'Indented Estuarine Coast' containing rolling hillside, bay, urban areas, pastoral landscapes and trees that has a very high landscape value, very high landscape sensitivity and national importance. Section 14.8.5 states that "Very high sensitivity landscapes are extra vulnerable landscapes (e.g. seascape area with national importance) which are likely to be fragile and susceptible to change."
- 8.3.15. A visual impact assessment is submitted showing the visual impact of the development from the surrounding area including views towards the development from the R601 Sea Road and from the R600 which runs along the northern side of the Arigideen estuary. Whilst the third parties have raised concerns regarding the adequacy of the assessment, I am satisfied that it shows the impact of the proposed dwelling on the landscape which is the main building that will have a visual impact.
- 8.3.16. The images show that in long range views from across the estuary and further from the site (locations 1-5), the development is imperceptible on the landscape (only visible in zoomed in images). Closer to the site along the Sea Road, location 6 (c 650m from the site) shows the dwelling is visible however is substantially absorbed within the landscape due to intervening vegetation and the hilly backdrop and does not look out of odds where a number of other buildings are spread across the hillside. At locations 7 and 8 from the Sea Road upon entering the village, the development is not visible.
- 8.3.17. The existing band of mature woodland vegetation located on the lands to the north of the L8111 will provide a degree of screening to any development on the site. The development will not bridge the skyline and there is no distinctive ridgeline or skyline that is disrupted. There are no structures of historic or cultural importance that would

be blocked in views. There are no features such as trees, historic walls or conservation sites of significance that will be impacted in views. The proposed dwelling is designed to 'sit' within the contours of the site and will be finished in natural finishes. Existing natural boundaries are to be substantially retained and new planting is proposed.

8.3.18. In conclusion, I do not consider that the bulk, scale and siting will have a disproportionate visual impact on this coastal landscape. I consider that the proposed development, having regard to its layout and design, would not be visually obtrusive and can be accommodated in this high value landscape and that the proposal is in accordance with objective GI14-9 and GI14-10.

8.3.19. **Objective GI14-13** is to protect the character of scenic routes. A scenic route S69 is located along the main coastal road between Timoleague and Courtmacsherry. The scenic route is of views of Coolmain Bay and Courtmacsherry Bay, settlements of Courtmacsherry and Timoleague and the coastal landscape. The proposed development will not impact on views of the bays or the settlements. The site is located on a hillside visible from the surrounding area and as set out above, I consider that the development is not visually obtrusive on the coastal landscape. A scenic route S67 is located on the main coastal road between Timoleague and Kilbrittain along the northern side of the estuary with protected views of the sea, woodlands, Coolmaine Bay and Courtmacsherry Bay and Courtmacsherry Bay and the settlements of Courtmacsherry and Timoleague. The development will not impact on any of these views. I consider that the proposal protects the character of scenic routes and that the proposed development is in accordance with objective GI14-3.

8.3.20. In conclusion, I do not consider that the proposed development would significantly detract from the integrity of the coastal landscape and that the dwelling will not have a significant adverse impact on the visual amenities of the area. Furthermore I consider that the proposed development would not contravene objectives HE16-21, GI14-9, GI14-13 or DB-02 of the Cork County Development Plan 2022-2028.

8.4. **Residential amenity**

8.4.1. Third parties have raised concerns that the proposed development would adversely impact on their residential amenity. As set out above, the proposed dwelling is sited within the centre of the site with a large separation distance to the site boundaries.

There is a separation distance of c 46m between the proposed dwelling and the existing dwelling to the southeast. There is a separation distance of c 57m to the existing dwelling to the southwest and there is a separation distance of c 44m to the existing dwelling to the northwest. Having regard to this separation distance and to the height and scale of the dwelling and its use for domestic residential use, I consider that the proposed development will not have a significant adverse impact on the amenity of adjoining properties by reason of overlooking, overshadowing or overbearing impacts, or any other impact such as noise, disturbance or lighting.

8.5. Other matters

- 8.5.1. The planning authority has submitted an observation on the appeal requesting that matters raised in the report of the Area Engineer be addressed. The key issues raised by the Area Engineer relate to roads and drainage matters.
- 8.5.2. Traffic hazard
- 8.5.3. It is proposed to construct a new entrance at the northeastern boundary of the site with access onto the L8111 Cullenagh Road. A layout drawing is submitted showing new splayed entrance and works including the lowering of the bank to 1m and removal of trees along the site's roadside boundary to provide sightlines.
- 8.5.4. The report of the Area Engineer states that sightlines of 90m either side of the entrance is achievable subject to works and has sought additional information requiring the applicant to show sightlines to the nearside of the road, that any land intruding on the sightline is to be lowered and that any works to third party lands require agreement.
- 8.5.5. Having visited the site, I note that the L8111 Cullenagh Road is a narrow road that has a relatively straight alignment along the section near the site. Both traffic volumes and speeds are low.
- 8.5.6. A new house and entrance has been constructed on the adjoining site to the east (PA16/611). The roadside boundary to this property is set back, and this allows for sightlines to the east from the proposed new entrance.
- 8.5.7. TII Publication Geometric Design of Junctions DN-GEO-03060 (2023) states that a design speed of 60km requires a Y distance sightline of 90m to the near edge of the road measured from its intersection with the centre line of the a minor road

measured from a drivers eye (1-2m) and that an 'x' distance of 2m can be applied at lightly trafficked local roads. For a design speed of 50km/hr, a visibility of 70m is required. I am satisfied that due to the low speeds and lightly trafficked nature of the road, that sightlines of 70m x 2m are reasonable and that they can be achieved at the entrance and that any required works are in the control of the applicant.

- 8.5.8. The Area Engineer sought additional information to show that the gradient at the entrance is no more than 3% for 5m back from the public road.
- 8.5.9. It is recommended that a condition be attached to any grant of permission so that the final design and layout of the entrance and roadside boundary are agreed with the planning authority prior to development.
- 8.5.10. Third parties raised concerns that tree planting would impact on road visibility. I do not consider that the proposed new tree or hedge planting would infringe on sightlines or impact on traffic safety.
- 8.5.11. In conclusion, I consider that the proposed new entrance can be accommodated without resulting in traffic hazard or obstruction of road users.
- 8.5.12. Wastewater treatment and disposal
- 8.5.13. It is proposed to install an on site waste water treatment and disposal system.
- 8.5.14. A Waste Water Drainage System Design Report is submitted with the application. It states that the assessment was carried out with regard to the EPA Code of Practice for Domestic Waste Water Treatment Systems 2021 and 'Groundwater Protection Schemes' (DoELG, EPA, GSI).
- 8.5.15. The site is in a resource protection area with a 'locally important' aquifer with extreme vulnerability. The CoP Table E1 indicates that the site falls within the R2 response category where an on site system is acceptable subject to normal good practice. A site characterisation form is submitted showing the results of site tests. The results are as follows:
- 8.5.16. The 2.1m trial hole found loam, silt and sandstone soil. No bedrock or water table was present. A T value (standard method) value of 13.14 (min/25mm) was recorded. The site is suitable for the installation of an on site system. It is proposed to install a secondary treatment unit and soil polishing filter with discharge to groundwater. Water supply is from public mains.

- 8.5.17. The report of the Area Engineer raised concerns in relation to the proposals, raising issues with the location of the trial holes and separation distances to any wells and the Council's water tank.
- 8.5.18. The EPA CoP states the following: *"The trial hole should be located adjacent to but not within the proposed infiltration / treatment area..."* The site layout drawing shows the location of subsurface percolation tests and trial pits close to the southwestern part of the site. Photographs are submitted showing the digging of the trial holes on site. Having visited the site and comparing my site photographs with the photographs in the site assessment report, I am satisfied that the holes were dug at a more central location on the site. On site visit I noted that the ground cover is uniform across the site. I am satisfied that the trial holes are located sufficiently close to the proposed infiltration area and that it is reasonable to conclude that the tests are representative of the soil conditions at the location of the proposed percolation area.
- 8.5.19. Required separation distances are set out in Table 6.2 of the EPA CoP. The submitted Site Characterisation Form states that there are no wells within 250m and that mains water supply is available. I note that this surrounding area is served by public water supply. There is an existing Council water tank to the south of the site. This proposed treatment system is located 70m from the water tank. I am satisfied that, based on the information available, the minimum separation distances set out in Table 6.2 are complied with.
- 8.5.20. Having regard to the soil conditions and details in the site characterisation form including my observations on site, I am satisfied that the proposed system, once installed and maintained to the required specifications, would be acceptable and would not give rise to public health concerns.
- 8.5.21. Surface Water
- 8.5.22. Surface water runoff from the proposed development will be discharged to four on site soakaways. An engineers 'Surface Water Drainage System Design Report' is submitted setting out proposals and design calculations in accordance with BRE Digest 365 and Sustainable Urban Drainage Systems (SUDS) guidance. It states that soakaways will be located in accordance with Table 6.2 EPA CoP. In order to

prevent storm water from flowing off the site it is proposed to install a drain across the width of the entrance to discharge to an on site soakaway.

8.5.23. The Area Engineer has submitted a report raising concerns regarding the location of the trial holes, that the design needs to account for climate change and 1:100 storm event and that roadside drainage is adequately sized.

8.5.24. I am satisfied that in principle that the proposed surface water measures are acceptable and that final details can be agreed with the planning authority prior to development.

8.5.25. Garage building (new issue)

8.5.26. It is proposed to construct a garage/ store/ wc building near the northeast corner of the site on lower lands closer to the entrance. A small turning area is proposed to the front of the building. The building is 66sqm in floor area with 3.7m ground to ridge height finished in render. Whilst located away from the main house, it is located on lower grounds close to the entrance and the layout and design is to accommodate vehicular use. In principle, a garage for domestic use ancillary to the main dwelling is acceptable and the scale, size and design is also satisfactory. A wc is proposed within the garage and no justification is provided for this. In the interests of orderly development and to ensure that the dwelling is used only in conjunction with the main dwelling, It is recommended that a condition be attached to restrict the use of the garage and to omit the wc.

9.0 AA Screening

9.1. An Appropriate Assessment (AA) screening assessment is set out in the attached appendix to this report.

9.2. There are no Natura 2000 sites within or adjoining the site. The closest Natura 2000 sites are Courtmacsherry Bay SPA and Courtmacsherry Estuary SAC which are located c 290m from the site.

9.3. 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

Courtmacsherry Bay SPA, Courtmacsherry Estuary SAC or any other European Site in view of the conservation objectives of those sites and Appropriate Assessment is therefore not required.

9.4. This determination is based on:

- the relatively small scale of the development and the lack of impact mechanisms that could significantly affect a European site,
- distance from and weak indirect connections to the European sites,
- no significant ex-situ impacts on wintering birds.

10.0 Water Framework Directive Screening

10.1. A Water Framework Directive (WFD) screening assessment is set out in the attached appendix to this report.

10.2. The subject site is located c 290m to the closest water body Argideen Estuary and is within the Skibbereen-Clonakilty ground water body.

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

- the small scale nature and scale of development,
- the lack of significant impacts and effects and lack of hydrological connections,

10.4. 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.

11.0 Recommendation

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

12.0 Reasons and Considerations

Having regard to the objectives of the Cork County Development Plan 2022-2028 , the nature, scale and design of the development, the location of the site within the development boundary of the settlement of Courtmacsherry, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact the character of the area or be seriously injurious to the visual or residential amenities of the area, and would be acceptable in terms of traffic safety and convenience. It is considered that the proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
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2.	<p>(a) Full visibility shall be made available for 70 metres on either side of the entrance from a point 2 metres back in from the edge of the road carriageway.</p> <p>(b) The vehicular entrance serving the proposed development shall comply with the requirements of the planning authority for such works.</p> <p>(c) Prior to commencement of development, drawings and details in accordance with this condition shall be submitted for the written agreement of the planning authority.</p> <p>Reason: In the interest of traffic safety and visual amenity.</p>
3.	<p>The proposed garage/ shed building shall not be sold, let or otherwise transferred or conveyed as an independent building, save as part of the dwelling. The garage shall be for domestic use only and shall not be used for human habitation or for any commercial purpose. No wc shall be within the building and the proposed wc shall be omitted and this floor area shall be used as part of the garage.</p> <p>Reason: In the interests of clarity and orderly development.</p>
4.	<p>The landscaping scheme shown on the proposed landscape plan drawing, as submitted to the planning authority on the 14th February 2025 shall be carried out within the first planting season following substantial completion of external construction works.</p> <p>Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.</p>

5.	<p>Prior to the commencement of development the developer shall enter into a Connection Agreement with Uisce Éireann (Irish Water) to provide for a service connection to the public water supply.</p> <p>Reason: In the interest of public health and to ensure adequate water/wastewater facilities.</p>
6.	<p>(a) The septic tank/wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application and shall be in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) ” – Environmental Protection Agency, 2021.</p> <p>(b) Treated effluent from the septic tank/ wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021.</p> <p>(c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.</p> <p>Reason: In the interest of public health and to prevent water pollution</p>
7.	<p>Prior to commencement of development, details of the proposed surface water drainage measures shall be submitted to and agreed in writing with the planning authority and shall comply with the requirements of the planning authority for such works.</p> <p>Reason: In the interests of traffic safety and to prevent flooding or pollution.</p>

8.	<p>All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.</p> <p>Reason: In the interests of visual amenity.</p>
9.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>

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

Aisling Mac Namara
Planning Inspector
22nd July 2025

Appendix 1: Form 1 - EIA Pre-Screening

Case Reference	322411
Proposed Development Summary	Construction of dwelling, single storey outbuilding, garage and site entrance together with associated site works.
Development Address	Cullenagh, Courtmacsherry, Co.Cork
	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 checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input 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	

<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)	Schedule 5, Part 2, 10 (b) (i) Construction of more than 500 dwelling units
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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
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	322411
Proposed Development Summary	Construction of dwelling, single storey outbuilding, garage and site entrance together with associated site works
Development Address	Cullenagh, Courtmacsherry, Co.Cork
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).	<ul style="list-style-type: none"> - Proposed residential use is compatible with other uses in area, - Modest size and intensity of development - No significant use of natural resources or production of waste - No significant risk of pollution or nuisance - No significant risk of accidents / disasters to human health
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).	<ul style="list-style-type: none"> - Within settlement - Local ecology only on site - No built heritage - No water features at the site - No designated sites at the site
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	Having regard to the following: <ul style="list-style-type: none"> - Nature and scale of the development, - Lack of significant environmental sensitivities on the site, - Absence of significant in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment. x	EIA is not required.

Inspector: _____ **Date:** _____

DP/ADP: _____ **Date:** _____

(only where Schedule 7A information or EIAR required)

Appendix 3: AA Screening Determination Template Test for likely significant effects

Screening for Appropriate Assessment Test for likely significant effects

Step 1: Description of the project and local site characteristics

Brief description of project	Dwelling with outbuilding, garage, entrance, waste water treatment unit and soil polishing filter, connection to public water supply, on site disposal of surface water to soakaways.
Brief description of development site characteristics and potential impact mechanisms	Small domestic development on 0.67ha site. Site in undeveloped natural grass / pastoral state, existing natural boundaries, located c 288m to European site, potential impact on ground water from effluent disposal and disposal of surface water, removal of natural vegetation may disturb species, significant amount of native planting proposed.
Screening report	Yes – planning authority considered that further information is required in relation to effluent and storm water disposal and premature to screen out the need for AA.
Natura Impact Statement	No
Relevant submissions	No

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

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
Courtmacsherry Bay SPA (004219)	Estuarine wetland, important for waterbirds and wintering birds	c 288m	Possible indirect	yes
Courtmacsherry Estuary SAC (001230)	Estuaries, mudflats and sandflats, vegetation of drift lines and banks, salicornia and other annuals colonising mud and sand, salt meadows, dunes	c 288m	Possible indirect	yes
Seven Heads SPA	Chough (Pyrrhocorax pyrrhocorax) [A346]	C 3.3km	Use of habitat by mobile species	No – Clough are not likely to breed or forage on the site due to distance and nature of habitat.

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

- (a) Identify potential direct or indirect impacts (if any) arising from the project alone that could have an effect on the European Site(s) taking into account the size and scale of the proposed development and all relevant stages of the project (See Appendix 9 in Advice note 1A).
- (b) Are there any design or standard practice measures proposed that would reduce the risk of impacts to surface water, wastewater etc. that would be implemented regardless of proximity to a European Site?
- (c) Identify possible significant effects on the European sites in view of the conservation objectives (alone or in combination with other plans and projects)

AA Screening matrix

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
Courtmacsherry Bay SPA (004219) Great Northern Diver (<i>Gavia immer</i>) [A003] Shelduck (<i>Tadorna tadorna</i>) [A048] Red-breasted Merganser (<i>Mergus serrator</i>) [A069] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Lapwing (<i>Vanellus vanellus</i>) [A142] Dunlin (<i>Calidris alpina</i>) [A149] Black-tailed Godwit (<i>Limosa limosa</i>) [A156] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157] Curlew (<i>Numenius arquata</i>) [A160] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Common Gull (<i>Larus canus</i>) [A182] Wigeon (<i>Mareca penelope</i>) [A855] Wetland and Waterbirds [A999]	No direct impacts Indirect: Localised, temporary, low magnitude impacts from noise, dust and construction related emissions. Localized, low magnitude impacts on water quality (pollution and sedimentation) from surface water disposal from development and from on site effluent disposal. Removal of vegetation on site.	Having regard to <ul style="list-style-type: none"> - the domestic nature and small scale of development proposed, - lack of direct connections or pathways, - the distance to receiving features, - normal best construction practices, - disposal of uncontaminated storm water to ground, - disposal of effluent on site to normal EPA CoP standards, it is highly unlikely that the proposed development could generate impacts of a magnitude that could affect habitat quality or QI species of the SPA. No significant disturbance to birds that may occasionally use the existing vegetation on the site. Low risk to SPA related to any minor construction related emissions. Low risk of surface or ground water borne pollutants or sediments reaching the SPA. 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	
	Impacts	Effects
Courtmacsherry Estuary SAC Estuaries [1130]	As above	Having regard to <ul style="list-style-type: none"> - the domestic nature and small scale of development proposed, - lack of direct connections or pathways,

Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Perennial vegetation of stony banks [1220] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]		<ul style="list-style-type: none">- the distance to receiving features,- normal best construction practices,- disposal of uncontaminated storm water to ground,- disposal of effluent on site to normal EPA CoP standards, <p>it is highly unlikely that the proposed development could generate impacts of a magnitude that could affect Qis of the SAC.</p> <p>Low risk to SAC related to any minor construction related emissions.</p> <p>Low risk of surface or ground water borne pollutants or sediments reaching the SAC.</p> <p>Conservation objectives would not be undermined.</p>
	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	
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 Courtmacsherry Bay SPA or Courtmacsherry Estuary SAC. The proposed development would have no likely significant effect in combination with other plans and projects on any European site(s). 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 Courtmacsherry Bay SPA, Courtmacsherry Estuary SAC or any other European Site in view of the conservation objectives of those sites and Appropriate Assessment is therefore not required.

This determination is based on:

- the relatively small scale of the development and the lack of impact mechanisms that could significantly affect a European site,
- distance from and weak indirect connections to the European sites,
- no significant ex-situ impacts on wintering birds.

Appendix 4: Water Framework Directive Screening

WFD IMPACT ASSESSMENT STAGE 1: SCREENING						
Step 1: Nature of the Project, the Site and Locality						
An Bord Pleanála ref. no.	322411	Townland, address	Cullenagh, Courtmacsherry, Co.Cork			
Description of project		Dwelling with outbuilding, garage, entrance, waste water treatment unit and soil polishing filter, connection to public water supply, on site disposal of surface water to soakaways.				
Brief site description, relevant to WFD Screening,		Site is undeveloped pastoral land at the edge of the settlement of Courtmacsherry. No water features on the site or adjacent to the site. Site not located within a flood zone area. Site rises steeply and bank and ditches along roadside boundary. Site is c290m to Argideen Estuary				
Proposed surface water details		Surface water to on site soakaway				
Proposed water supply source & available capacity		Uisce Eireann mains water connection				
Proposed wastewater treatment system & available capacity, other issues		Onsite wastewater treatment system				
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection						
Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
Transitional	C290m	Argideen Estuary IE_SW_090_0200 Protected area (SAC and SPA with water dependent habitats /species)	Moderate	At risk	Agriculture, Urban Waste Water	Potential surface water runoff via drainage ditches
Groundwater	Underlying site	Skibbereen-Clonakilty IE_SW_G_085 Protected area (Article 7 Abstraction for Drinking Water)	Good	Not at risk	None identified	Surface water drainage to ground Effluent treatment and disposal to ground

Step 3: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.							
CONSTRUCTION PHASE							
No.	Component	Waterbody receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
	Surface	Argideen Estuary IE_SW_090_0200	drainage ditches	pollution and sedimentation	standard best practice construction	No	Screened out
	Ground	Skibbereen-Clonakilty IE_SW_G_085	underground	pollution	standard best practice construction	No	Screened out
OPERATIONAL PHASE							
3.	Surface	Argideen Estuary IE_SW_090_0200	drainage ditches	pollution and sedimentation	SUDs features	No	Screened out
4.	Ground	Skibbereen-Clonakilty IE_SW_G_085	underground	pollution	On site drainage to BRE standards, WWTS to EPA CoP standards	No	Screened out
DECOMMISSIONING PHASE							
5.	NA						