

An  
Coimisiún  
Pleanála

## Inspector's Report

**ABP-322428-25**

### Development

Permission to erect a two-storey dwelling house with services, and to construct a vehicular access way and dual entrance bay by upgrading and altering the existing singular vehicular access serving the dwelling previously granted under Pl. Reg. No. 972026, to construct a domestic garage, all with ancillary works, boundary treatments, hard and soft landscaping.

### Location

Coolgreany, Co. Wexford.

### Planning Authority

Wexford County Council.

### Planning Authority Reg. Ref.

20241206.

### Applicant(s)

John & Ciara Meenagh.

### Type of Application

Permission.

### Planning Authority Decision

Refuse Permission

<b>Type of Appeal</b>	First Party
<b>Appellant(s)</b>	John & Ciara Meenagh.
<b>Observer(s)</b>	None.
<b>Date of Site Inspection</b>	25 <sup>th</sup> July, 2025.
<b>Inspector</b>	Aiden O'Neill.

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## **Appendix 1**

Form 1: EIA Pre-Screening

Form 2: EIA Preliminary Examination

## **Appendix 2**

AA Screening Determination

## **1.0 Site Location and Description**

The proposed development site is c. 0.163ha in area, is irregular in shape and is located to the south of, and accessed from, the L-5007-1 outside the 80kph speed limit in the south-eastern area of Coolgreany village, which itself is located to the north-east of County Wexford near the border with County Wicklow.

The site is principally located in the rear garden to the south-east of an existing two-storey north-east facing large detached dwelling set back c. 20m from the L-5007-1 and associated detached garage. The site also includes the gated access from the L-5007-1 that serves the existing dwelling.

There are existing large detached two-storey dwellings located to the immediate north-west and south-east. Further to the north-east is the Croghan View/Croghan Close residential estate comprising single-storey and two-storey semi-detached dwellings. To the south of the proposed development site is a GAA pitch and to the south-west is Coolgreany National School.

## **2.0 Proposed Development**

The proposed development will comprise a 3-bed two-storey dwelling of contemporary flat-roofed design, orientated on a north-west to south-east axis, with 2no. bedrooms and ancillary spaces located on the ground floor and kitchen/living/dining space with master bedroom on the first floor. The first floor is also accessed by external stairs located on the south-east elevation. Proposed materials include white/grey brick finish and white render on all elevations, aluminium parapet cap, and sliding doors to both floors of the south-west elevation, as well as external covered terrace with glazed handrail for the first floor master bedroom, and feature cladding/timber louvre screen. The proposed dwelling is c. 6.85m in height and 189.7m<sup>2</sup> in area.

A detached single-storey garage, c. 3.535m in height, is proposed to be located to the south-west corner of the site. The garage is c. 54m<sup>2</sup> in area includes a covered work area, as well as south-facing solar panels on the roof. A brick finish to match the existing dwelling as well as nap render is proposed.

The Proposed Site Layout Plan includes details of the proposed new dual entrance with replacement front boundary wall to match existing, to serve the existing dwelling and the proposed dwelling, with 50m sightlines in both directions.

A landscaping plan including retention and reinforcement of existing hedging and a proposed new beech hedgerow between the existing and proposed dwelling is enclosed. The proposed dwelling is to be served by a biocycle treatment system and polishing filter as well as 2no. soakpits. A connection to the public water supply is proposed.

There is a concurrent appeal (ABP-322426-25 (20241204)) for revised boundaries and the subdivision of the site.

### **3.0 Planning Authority Decision**

#### **3.1. Decision**

The Planning Authority refused permission on 4<sup>th</sup> April, 2025 for the following reason:

1. It is a requirement of the Council as set out in Volume 2 of the Wexford County Development Plan 2022-2028 Section 8.3.1 that where a private waste-water treatment system is required to serve an individual dwelling house, the subject site shall have a minimum area of 0.2ha. As the proposed development fails to meet this Development Management Standard, it is considered that the proposed development would be prejudicial to public health, would contravene the provisions of the Wexford County Development Plan 2022-2028 and would set an undesirable precedent for similar type developments in the surrounding area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

#### **3.2. Planning Authority Reports**

##### **3.2.1. Planning Reports**

The Executive Planner's report dated 2<sup>nd</sup> April, 2025 commented that:

- the proposed dwelling will contribute to the more efficient use of land within the village and support compact growth objectives.
- the dwelling is well designed for the site and will not have any impacts in terms of overlooking or overshadowing of adjoining properties.
- Suitable landscaping plans have been submitted which identify the necessary planting to promote biodiversity on 20% of the site.
- the Roads Section have recommended that 65m sightlines be demonstrated.
- a CoF from Uisce Éireann for water has been submitted.
- noting that the Environment Section have recommended that permission be refused as the site size is below the minimum 0.2ha standard as set out in Section 8.3.1 of Volume 2 of the Plan, the planner comments that given the current lack of housing options in such settlements and the pressure for one off dwellings in the wider countryside, taken in conjunction with the location of the site within the village where public wastewater capacity is not available, and Compact Growth Objectives set out in the Plan, it is considered reasonable to allow the applicant an opportunity to attempt to address the concerns of the Environment Section.
- RFI recommended and issued on 22<sup>nd</sup> November, 2024, and a response was received on 12th March, 2025.
- In the response, the applicant's agent refers to a precedent (PA Ref. No. 20230285) where a dwelling with private treatment system was granted on a smaller site. It is also stated that the EPA Guidelines only refer to minimum separation distances, which are met, and the site test passes. If Uisce Éireann infrastructure was available then dwelling would be acceptable. A redesigned treatment system with a higher quality of effluent treatment is proposed. 65m sightlines are proposed. However, the report of the Environment Department of 21<sup>st</sup> March, 2025 further recommends refusal on the basis that the requirements of the Plan have not been met. While the

principle of a dwelling is acceptable, the wastewater proposals must be satisfactorily addressed.

- The report of the Executive Planner dated 2<sup>nd</sup> April, 2025 is the basis for the refusal of permission.

### 3.2.2. Other Technical Reports

The Environment Reports dated 4<sup>th</sup> November, 2024 and 21<sup>st</sup> March, 2025 recommend refusal as per the Wexford County Development Plan 2022-2028, where a private on-site wastewater treatment system is required to serve an individual dwelling house the subject site shall have minimum area of 0.2ha. The site is not appropriate for the proposed developments and is a risk to human health.

The Roads Report dated 16<sup>th</sup> October, 2024 recommends further information on sightlines, and an elevation drawing of the proposed joint access. The Roads Report dated 14<sup>th</sup> March, 2025 recommends permission subject to conditions.

### 3.3. Prescribed Bodies

None.

### 3.4. Third Party Observations

None.

## 4.0 Planning History

The proposed development site has been subject to the following applications:

0241204: Permission refused on 4<sup>th</sup> April, 2025 for amendments to existing dwelling with services previously granted under PI. Reg. No. 20053273 which will consist of the following; a) to revise existing boundaries, subdividing the site to accommodate development proposals lodged under a separate planning application, and b) to relocate and upgrade existing wastewater treatment system to EPA standards, and c) to make alterations to the previously granted entrance bay to form a dual entrance bay for use with the proposed development referred to above at (a), all with ancillary



works, boundary treatments and hard and soft landscaping. Currently subject to a concurrent appeal, ABP Ref. No. ABP-322426-25.

20053971: Permission granted for the retention of the existing dwelling as built on 3<sup>rd</sup> March, 2006.

20053273: Permission granted for a domestic garage on 23<sup>rd</sup> December 2005.

972026: Permission granted for 2no. dwellings on 27<sup>th</sup> February, 1998.

## **5.0 Policy Context**

### **5.1. Development Plan**

The applicable plan is the Wexford County Development Plan 2022- 2028.

In Table 3-2 of the Core Strategy of Volume 1 of the Plan, Coolgreany is identified as a Level 3b Strategic Settlement. Section 3.6.4 of the Plan notes that there is a strategic imperative to prioritise the development of these villages. While a number of these settlements have not been targeted for significant population growth, their designation is to prioritise the growth of infrastructure, employment and community and amenity services and improve socio-economic outcomes. It is also stated that some of the settlements have sufficient wastewater capacity.

Objective TV36 of Volume 1 of the Plan seeks to pursue a variety of methods to increase the number of people living and working in towns and villages in terms of investment decisions. This includes opportunities to develop backland sites and the application of a more flexible approach to development management standards such as separation distances open space provision and parking subject to performance criteria and design quality being achieved.

Section 8.8 of Volume 1 of the Plan states that the Council will ensure that all developments are served by safe accesses onto public roads in accordance with the standards contained in Volume 2 Development Management Manual.

Section 3.8 of Volume 2 of the Plan sets out policies in relation to backland residential development including that development that is in close in proximity to

adjoining residential properties should be cognisant of the height of adjoining dwellings and location/orientation of private open spaces, to reduce overshadowing and overlooking.

Section 6.2.5 of Volume 2 of the Plan indicates that sightlines of 65m are required on local roads.

Section 8.3.1 of Volume 2 of the Plan states that it is a requirement of the Council that where a private waste-water treatment system is proposed to serve an individual dwelling house, the subject site shall have a minimum area of 0.2ha.

## **5.2. Relevant National or Regional Policy / Ministerial Guidelines (where relevant)**

The National Planning Framework (NPF) First Revision, April 2025 sets out a strategy to accommodate around 950,000 additional people in Ireland between 2022 and 2040, focused on compact and sustainable growth.

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024, also aim to promote sustainable and compact urban growth, focused on increased residential density, and greater flexibility in design standards.

The EPA Code of Practice 2021 for Domestic Waste Water Treatment Systems (Population Equivalent  $\leq 10$ ) establishes an overall framework of best practice in relation to the development of domestic waste water treatment systems, in unsewered areas, for protection of the environment and specifically water quality and human health.

## **5.3. Natural Heritage Designations**

The Slaney River SAC (000781) is located c. 7.2km to the south-west of the proposed development site.

The Arklow Rock-Askintinny pNHA (001745) is located 5.2km to the east of the proposed development site.

## 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 Water Framework Directive

- 7.6.1 The subject site is located in the village of Coolgreany Co. Wexford. The nearest relevant water body, the Askinch Upper Stream, code IE\_SE\_11A030035, the status of which is 'At Risk', and which is located c.0.54km upstream, and the Clonough Stream, code IE\_SE\_11C010100, the status of which is 'Review', and which is located c. 0.5km downstream.
- 7.6.2 The proposed development comprises the construction of a dwelling, garage, vehicular access and dual entrance bay, and all ancillary works.
- 7.6.3 No water deterioration concerns were raised in the planning appeal. I have assessed the proposed development of a dwelling, garage, vehicular access and dual entrance bay, and all ancillary works, 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 & ground water 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 water bodies either qualitatively or quantitatively.
- 7.6.4 The reason for this conclusion is as follows:

- The nature and scale of the development proposed which includes for the installation of an on-site wastewater treatment system to current EPA standards.
- Distance from the nearest relevant water bodies, and the lack of hydrological connections.

#### 7.6.5 Conclusion

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.

## 8.0 The Appeal

### 8.1. Grounds of Appeal

The grounds in the First Party appeal are as follows:

1. development plan policy and hence the refusal are inherently flawed for a number of reasons,
  - a. Firstly, the applicant has applied for permission in a recognised village settlement where large sites are generally unavailable. Therefore, the policy prevents applicants on sites that are not fully serviced, in this case by a public sewerage facility, in constructing dwellings on areas less than 0.2 hectares, which is contrary to the Compact Growth Guidelines for Communities and Settlements or a waste of settlement/zoned residential land.
  - b. The EPA Guidelines do not state that the site must be a certain size to accommodate a wastewater treatment system. The guidelines give a number of rules and regulations with regard to acceptable soil types, set back distances and recommendation for types of treatment systems

appropriate for certain situations. The applicant has complied with all EPA standards, and the EPA Guidelines should override the Council's policy within the County Development Plan.

- c. Many other counties take a more flexible approach and review each application on a case-by-case basis. For example, Wicklow County Council have a recommended site size of 0.15 hectares. There is serious inconsistencies and lack of fairness between neighbouring counties.
2. Wexford County Council have already set a precedence for such development to be allowable under pl. reg. no. 20230285, where planning was granted for a much smaller site and site to dwelling house ratio.
3. A grant permission for the application is requested.

## 8.2. **Applicant Response**

- N/A

## 8.3. **Planning Authority Response**

- None on file.

## 8.4. **Observations**

- None on file.

## 8.5. **Further Responses**

- None on file.

## 9.0 **Assessment**

- 9.1 Having examined all the application and appeal documentation on file, and having regard to relevant policy, I consider that the main issue which requires consideration

in this appeal is that raised in the grounds of appeal, and I am satisfied that no other substantive issues arise.

9.2 The main appeal issue is as follows:

- Compliance with the Development Plan

9.2.1 The proposed development will contribute to the more efficient use of land within Coolgreany village and is aligned with policy objectives which support compact growth objectives. In this respect, the proposed development is acceptable in principle.

9.2.2 Permission was refused on grounds of public health, on the basis that the proposed development site, at 0.163ha, is less than the minimum 2ha area required where a private wastewater treatment system is proposed, as set out in Section 8.3.1 of the Wexford County Development Plan 2022-2028.

9.2.3 The applicant argues that the lack of public wastewater services in a designated village is preventing the development of smaller sites, with such prevention being contrary to national policy. It is also argued that no such restriction is in the EPA Guidelines and that these Guidelines should take precedence over the Plan. It is further stated that other counties take a flexible approach, and that a precedent has been established where the Planning Authority has granted permission for a single dwelling requiring a private wastewater treatment system on a site at Ballymoney, PA Ref. No. 20230285, of 0.09ha.

9.2.4 In this context, I note that Coolgreany is a designated as a Level 3b Strategic Settlement, and Section 3.6.4 of the Plan notes that there is a strategic imperative to prioritise the development of Level 3b Strategic Settlements.

9.2.5 As noted above, policy objective TV36 of Volume 1 of the Plan, in seeking to increase the number of people living and working in towns and villages, including the development of backland sites, affords a more flexible approach to development management standards.

9.2.6 I also note that section 8.3.1 of the Plan states that the siting, design and installation of the wastewater treatment system shall be in accordance with the requirements of

the EPA Code of Practice. The Code of Practice provides that a proposed development site must be large enough to accommodate the treatment system, percolation area, and the required separation distances in the interests of public health. It does not specify a minimum site area.

9.2.7 There appears to be a misalignment between the provisions of the Plan and the EPA Code of Practice with respect to the requirement for a minimum site area for a private wastewater treatment system. I note, however, that section 8.3.1 of the Plan endorses the application of the EPA Code of Practice for domestic wastewater treatment systems.

9.2.8 In this context, I would be inclined to agree with the applicant that the standards of the EPA Code of Practice should apply in this instance. I also note the precedent referred to by the applicant, and the impact of a lack of a public wastewater system in Coolgreany on its development in accordance with the Plan. I also note the provisions of policy objective TV36 of Volume 1 of the Plan, which afford a degree of flexibility in the application of development management standards for backland sites, subject to performance criteria and design quality being achieved.

9.2.9 In relation to performance criteria, the Site Suitability Assessment that accompanies the application demonstrates that the site is suitable for a secondary treatment system and partially raised soil polishing filter, and discharge to groundwater. The proposed treatment system is located 25.8m from the nearest dwelling, and 18.3m from the nearest polishing filter (concurrent appeal, ABP Ref. No. ABP-322426-25). Other than the minimum site area, no objection to the results of the Site Suitability Assessment was raised by the Planning Authority.

9.2.10 In relation to design, the proposed development is of contemporary flat-roofed design, orientated on a north-west to south-east axis. Proposed materials include white/grey brick finish and white render on all elevations, aluminium parapet cap, and sliding doors to both floors of the south-west elevation, as well as external covered terrace with glazed handrail for the first floor master bedroom, and feature cladding/timber louvre screen. The design of the detached single-storey garage includes a brick finish to match the existing dwelling as well as nap render.

9.2.11 The proposed design and materials are acceptable in this village location, noting that existing boundaries will adequately screen the proposed dwelling and that the proposed development is located at a suitable distance from the existing dwelling, and is separated by a proposed hedgerow.

9.2.12 In this context, the proposed development is supported by policy objective TV36 of Volume 1 of the Plan.

9.2.13 It is also noted that the proposed new dual entrance with replacement front boundary wall to match existing, will serve the existing dwelling and the proposed dwelling, with 65m sightlines in both directions.

9.2.14 Therefore, in terms of design, massing, scale, materials, landscaping, sight distances, access, and servicing the proposed development is in compliance with the requirements of the Plan, and the EPA Code of Practice. A grant of permission is therefore recommended.

## 10.0 **AA Screening**

See Appendix 2. 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 the Slaney River SAC (Site Code: S000781) or any other European site, in view of the sites Conservation Objectives, and Appropriate Assessment (and submission of a NIS) is not therefore required.

This determination is based on:

- The modest scale of the works and the nature of the development
- Location - distance from nearest European site and lack of connections.

## 11.0 **Recommendation**

11.1. It is recommended that permission is granted for the following reasons and considerations.



## 12.0 Reasons and Considerations

Having regard to the status of Coolgreany as a Level 3b Strategic Settlement in Table 3-2 of the Core Strategy of Volume 1 of the Wexford County Development Plan 2022-2028, to Section 3.6.4 of the Plan which notes that there is a strategic imperative to prioritise the development of these villages, to Objective TV36 of Volume 1 of the Plan which promotes the application of a more flexible approach to development management standards, and to the EPA Code of Practice, 2021, it is considered that the proposed development is acceptable in terms of public health, will not result in a traffic hazard, and is in the interests of the proper planning and sustainable development of the area.

## 13.0 Conditions

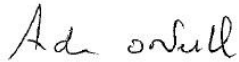
1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended on the 12<sup>th</sup> March, 2025 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details 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>External finishes to the proposed development shall be in accordance with the details received by the planning authority on the 1<sup>st</sup> October, 2024.</p> <p>Reason: In the interest of visual amenity.</p>
3.	<p>(a) The proposed entrance to the site shall be located at the point on the roadside frontage indicated in the details submitted to the planning authority on the 12<sup>th</sup> March, 2025.</p>

	<p>(b) Sightlines shall be as detailed on the layout drawings received on 12<sup>th</sup> March, 2025. Sightlines shall be maintained unobstructed, and the nearside road edge shall be visible over the entire sight distance.</p> <p>Reason: In the interest of traffic safety and visual amenity.</p>
4.	<p>The garage shall not be used for human habitation, commercial use, industrial use or for any other purpose other than a purpose incidental to the enjoyment of the dwelling.</p> <p>Reason: In the interest of orderly development.</p>
5.	<p>(a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.</p> <p>(b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.</p> <p>Reason: In the interest of traffic safety and to prevent flooding or pollution.</p>
6.	<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 network.</p> <p>Reason: In the interest of public health and to ensure adequate water facilities.</p>
7.	<p>(a) The septic tank/wastewater treatment system including polishing filter hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on 1st October, 2024 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) "</p>

	<p>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 <math>\leq 10</math>)” – 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>
8.	<p>All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.</p> <p>Reason: In the interests of visual and residential amenity.</p>
9.	<p>The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details 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> <p>(a) the reinforcement/establishment of a hedgerow along all side and rear boundaries of the site, and</p> <p>(b) planting of trees at intervals along the boundaries of the site.</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>
10.	<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.



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Aiden O'Neill  
Planning Inspector

26<sup>th</sup> July, 2025

## Appendix 1 - Form 1 EIA Pre-Screening

<b>Case Reference</b>	ABP-322428-25
<b>Proposed Development Summary</b>	Permission to erect a two-storey dwelling house with services, and to construct a vehicular access way and dual entrance bay by upgrading and altering the existing singular vehicular access serving the dwelling previously granted under Pl. Reg. No. 972026, to construct a domestic garage, all with ancillary works, boundary treatments, hard and soft landscaping.
<b>Development Address</b>	Coolgreany, Co. Wexford
	<b>In all cases check box /or leave blank</b>
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b>  (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.
<b>2. Is the proposed development of a CLASS specified in <u>Part 1</u>, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>	
<input checked="" type="checkbox"/> Yes, it is a Class specified in Part 1.  <b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b>	Class 10(b)(i) of Part 2 of Schedule 5
<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.  <b>No Screening required.</b>	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.  <b>EIA is Mandatory. No Screening Required</b>	
<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.  <b>Preliminary examination required. (Form 2)</b>  <b>OR</b>  <b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b>	<p>Class 10(b)(i) of Part 2 of Schedule 5. Threshold is 500 dwelling units.</p>

<b>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)?</b>	
Yes <input type="checkbox"/>	
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

*Ad onull*

26<sup>th</sup> July, 2025

Inspector: \_\_\_\_\_

Date: \_\_\_\_\_



## Form 2 - EIA Preliminary Examination

<b>Case Reference</b>	ABP-322428-25
<b>Proposed Development Summary</b>	Permission to erect a two-storey dwelling house with services, and to construct a vehicular access way and dual entrance bay by upgrading and altering the existing singular vehicular access serving the dwelling previously granted under Pl. Reg. No. 972026, to construct a domestic garage, all with ancillary works, boundary treatments, hard and soft landscaping.
<b>Development Address</b>	Coolgreany, Co. Wexford
<b>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</b>	
<b>Characteristics of proposed development</b>  (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).	<p>The proposed development will involve the construction of a house, and all associated works.</p> <p>The nature and extent of the proposed development is modest in footprint and is not exceptional in the context of the existing environment.</p> <p>The proposed development does not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance. The development by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.</p>
<b>Location of development</b>  (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,	<p>The proposed development is situated in a rural area on the site of an existing dwelling. The development is removed from sensitive natural habitats, centres of population and designated sites and landscapes of identified significance in the County Development Plan.</p>

densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	
<b>Types and characteristics of potential impacts</b>  (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 modest nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.  There are no significant cumulative considerations having regard to other existing and/or permitted projects.
<b>Conclusion</b>	
<b>Likelihood of Significant Effects</b>	<b>Conclusion in respect of EIA</b>
<b>There is no real likelihood of significant effects on the environment.</b>	<b>EIA is not required.</b>
<b>There is significant and realistic doubt regarding the likelihood of significant effects on the environment.</b>	
<b>There is a real likelihood of significant effects on the environment.</b>	

*Ad. O'Neill*

26<sup>th</sup> July, 2025

**Inspector:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**DP/ADP:** \_\_\_\_\_ **Date:** \_\_\_\_\_

(only where Schedule 7A information or EIAR required)

## Appendix 2 - AA Screening Determination

### Test for likely significant effects

**AA Screening where no screening report was submitted, and no significant AA issues arise.**

<b>Screening for Appropriate Assessment</b>	
<b>Test for likely significant effects</b>	
<b>Step 1: Description of the project and local site characteristics</b>	
<b>Case file: ABP-322428-25</b>	
<b>Brief description of project</b>	Normal Planning appeal  Permission to erect a two-storey dwelling house with services, and to construct a vehicular access way and dual entrance bay by upgrading and altering the existing singular vehicular access serving the dwelling previously granted under Pl. Reg. No. 972026, to construct a domestic garage, all with ancillary works, boundary treatments, hard and soft landscaping.
<b>Brief description of development site characteristics and potential impact mechanisms</b>	The proposed development site is located at Coolgreany, Co. Wexford.  There are no watercourses or other ecological features of note on the site that would connect it directly to European Sites in the wider area.
<b>Screening report</b>	No  Wexford County Council screened out the need for AA.
<b>Natura Impact Statement</b>	No
<b>Relevant submissions</b>	None

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

European Site (code)	Qualifying interests Link to conservation objectives (NPWS, date)	Distance from proposed development	Ecological connections	Consider further in screening Y/N
Slaney River SAC (000781)	15 no. habitats <a href="https://www.npws.ie/protected-sites/sac/000781">https://www.npws.ie/protected-sites/sac/000781</a>	7.2km	No direct connection  Possible indirect	Y

The proposed development site is located c.7.2km to the north-east of the Slaney River SAC (Site Code: 000781).

**Further Commentary / discussion**

Due to the location of the development site and the distance between the site and the nearest designated site, I consider that the proposed development would not be expected to generate impacts that could affect anything but the immediate area of the development site, thus having a very limited potential zone of influence on any ecological receptors.

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

**AA Screening matrix**

Site name	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
Slaney River SAC (000781)  Estuaries [1130]  Mudflats and sandflats not covered by seawater at low tide [1140]	As above	As above

<p>Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]</p> <p>Mediterranean salt meadows (Juncetalia maritimi) [1410]</p> <p>Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]</p> <p>Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]</p> <p>Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]</p> <p>Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]</p> <p>Petromyzon marinus (Sea Lamprey) [1095]</p> <p>Lampetra planeri (Brook Lamprey) [1096]</p> <p>Lampetra fluviatilis (River Lamprey) [1099]</p> <p>Alosa fallax fallax (Twaite Shad) [1103]</p> <p>Salmo salar (Salmon) [1106]</p> <p>Lutra lutra (Otter) [1355]</p> <p>Phoca vitulina (Harbour Seal) [1365]</p>		
	<p><b>Likelihood of significant effects from proposed development (alone): No</b></p>	

	<b>If No, is there likelihood of significant effects occurring in combination with other plans or projects? No</b>
	<b>Likelihood of significant effects from proposed development (alone): No</b>
	<b>If No, is there likelihood of significant effects occurring in combination with other plans or projects? No</b>

**Step 4 Conclude if the proposed development could result in likely significant effects on a European site**

I conclude that the proposed development (alone or in combination with other plans and projects) would not result in likely significant effects on a European Site.

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 the Slaney River SAC (Site Code: S000781) or any other European site, in view of the sites Conservation Objectives, and Appropriate Assessment (and submission of a NIS) is not therefore required.

This determination is based on:

- The modest scale of the works and the nature of the development
- Location - distance from nearest European site and lack of connections.

*Ad onull*

26<sup>th</sup> July, 2025

**Inspector:** \_\_\_\_\_

**Date:** \_\_\_\_\_