



An
Coimisiún
Pleanála

Inspector's Report

ABP 322508-25

Development

Demolition and conversion of garage into ancillary living accommodation; construction of a single storey extension to rear, elevational changes to the side of existing dwelling; internal modifications to existing dwellinghouse; construction of front porch and all associated site works.

Location

Árd Cinn, Drumcaran More, Ennis, Co. Clare.

Planning Authority

Clare County Council

Planning Authority Reg. Ref.

2560077

Applicant(s)

Gerry and Sharon Flynn.

Type of Application

Permission.

Planning Authority Decision

Permission with conditions.

Type of Appeal

First Party

Appellant Gerry and Sharon Flynn.

Observers None.

Date of Site Inspection 30th July 2025.

Inspector Derek Daly

1.0 Site Location and Description

- 1.1. The development is located to the northwest of the town of Ennis in the townland of Drumcaran More in a relatively built up area comprising of detached residential properties located off the N85 National Secondary Route Ennis to Lahinch Road. On the site is a detached large dormer style dwellinghouse with a single storey conservatory annexe on the side elevation located centrally on the site. There is also a detached garage located to north east of the dwelling. There are similar type dwellings located to the west and east. The southern boundary of the site is defined by a road which provides access to the site. The northern boundary in part adjoins open lands and the site of a dwelling which fronts onto the N85. The perimeter of the rear garden area is defined by high well established hedgerows.
- 1.2. The site has a stated area of 0.265 hectares.

2.0 Proposed Development

- 2.1. The proposed development as initially received by the planning authority on the 20th February 2025 was for;
- (a) the part demolition and conversion of existing private garage into ancillary living accommodation. The new structure will be detached and located to the side and largely to the rear of the dwelling comprising of an independent habitable residential unit with an independent entrance, living space, kitchen, bathroom and a bedroom. It is single storied with a pitch roof and a maximum height to ridge level of approximately 4 metres and approximate floor area of 139m² and would have a depth of in excess of 21.2 metres from the front to the rear of the proposed structure.
 - (b) the construction of a single storey extension to rear incorporating a new bathroom with a stated floor area of 6.6m² and minor elevational changes to the existing dwelling house;
 - (c) minor internal modifications to existing dwelling house;
 - (d) the construction of a glazed front porch to existing dwelling house; and
 - (e) All associated site works and services.

- 2.2. The gross floor space of the existing buildings on the site is stated as 252.37m², the gross floor space of proposed works is 145.60m²; the gross floor space of demolition is stated as 35.00m².
- 2.3. In a cover letter with the application, it is indicated that it is proposed to convert the existing garage unit into an ancillary unit, solely for the clients' family use, consequent to the current housing shortage, and will not be used for rental purposes. Details relating to the upgrade of the WWTP on the site are also referred to.
- 2.4. Unsolicited further information was submitted to and received by the planning authority on 28th February 2025 which reduced the scale of the proposed ancillary residential development from 139m² to approximately 100m² but which largely retains a similar layout, design and finish to the original proposal retaining a kitchen/living area, bedroom, bathroom, utility and ancillary rooms.

3.0 Planning Authority Decision

3.1. Decision

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

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

Condition no .2

The proposed Ancillary Living Accommodation Unit shall be occupied by a member of the family of the occupier of the principal dwelling on the site, and in the event of the development no longer being required for this purpose, the structure shall be integrated back into of the main dwelling. The structure shall not be let, sold, leased or otherwise used as a separate dwelling unit other than as specified above.

Reason: To protect the amenities of the area and to control the intensity of the use of the site.

Condition no 7.

Prior to the commencement of development, the developer / applicant shall pay a contribution of €2,120 to Clare County Council in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority that is provided

for 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.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The planning report dated the 15th April 2025 refers to the provisions of the statutory development plan. The report notes unsolicited further information was submitted to the planning authority on 28th February 2025 which reduced the scale of the proposed development and it was considered that this revised layout was submitted early in the application process, with sufficient time for public observations on the proposed development and was satisfied that the unsolicited information can be accepted and considered in this application.

The main issues involved in the assessment of this planning application are outlined. In relation to the principle of development it was considered that the unsolicited information can be accepted and considered in this application and that the extensions and alterations to the principle dwelling along with the proposed ancillary living unit were acceptable in principle in accordance with the zoning, subject to normal planning considerations. It was considered that the criteria in section 5.2.8 of the CDP can be complied with noting that the unit is for the occupation of the applicants in the future as a downsizing option and to ensure compliance with the relevant objective of the County Development Plan, a condition restricting the sale or short-term letting of the space separate to the main house shall be included on any grant of permission. Permission was recommended.

The report also refers to development contributions and that they are applicable to the new ancillary living unit and the proposed extensions and noted the existing dwelling is 252sqm, which will not be included in the calculations. The increase in floorspace proposed for the development is 106sqm in total. €20 (per sqm on developments greater than 200sqm) x 106sqm and the contribution is calculated as €2,120.

3.2.2. Other internal reports indicate no comment or objections to the proposal.

3.3. Other submissions.

No submissions were received from proscribed bodies in relation to the proposed development.

4.0 Planning History

- 4.1.1. No relevant history.

5.0 Policy and Context

5.1. Development Plan

- 5.1.1. The statutory development plan is the Clare County Development Plan 2023-2029 subject
- 5.1.2. The appeal site is located within an area zoned 'Existing Residential' and the objective for land zoned 'existing residential' is to conserve and enhance the quality and character of the areas, to protect residential amenities and to allow for small scale infill development which is appropriate to the character and pattern of development in the immediate area and for uses that enhance existing residential communities. Existing residential zoned land may also provide for small-scale home based employment uses where the primary residential use will be maintained.
- 5.1.3. Chapter 5 of the plan refers to Housing.
- 5.1.4. Section 5.2.7 refers to Ancillary Living Accommodation and that ancillary accommodation refers to the provision of an ancillary living accommodation unit at an existing occupied residential property. It is recognised that there may be circumstances other than age (e.g. illness, disability) where a close relative may need to live close to their family for support but still enjoy some degree of independence. For a new structure, a physical connection to the main house with direct access to the main dwelling is desirable but not a requirement. The conversion of an existing detached garage to create accommodation for a family member in need of accommodation can be considered.
- 5.1.5. In relation to Ancillary Living Accommodation objective CDP5.9 provides for as an objective of the Development Plan:

To facilitate the provision of Ancillary Living Accommodation (ALA) in appropriate locations where the proposal can clearly demonstrate that:

- a) The proposed ALA shall be located within the immediate curtilage of an existing occupied residential property;
- b) The existing property or ALA is to remain the primary residence of the site folio owner;
- c) It takes cognisance of the current Housing Crisis (Demand);
- d) There is a bona-fide need for such an ancillary unit;
- e) The proposal does not impact adversely on either the residential amenities of the existing property or the residential amenities of the area; All applications for such units shall comply with the criteria set out in Section 5.2.8.

5.1.6. Section 5.2.8 refers to Ancillary Living Criteria and that it will be a requirement that all applications for Ancillary Living Units shall comply with the following criteria:

- The unit shall be modest in size and consist of no more than a combined kitchen/dining/living room, a bathroom and contain no more than two bedrooms. The unit shall not exceed a gross floor area of 100sq.m;
- If the site is not connected to public mains, it must be demonstrated that the existing wastewater treatment system on site is capable of taking any additional loading associated with the unit. Details of any required upgrades shall be submitted as part of the development management process;
- Provision for a shared vehicular entrance only will be considered and no subdivision of the garden or entrance shall be permitted;
- The extension/unit shall remain in the same ownership as that of the existing dwelling on site. In this regard, the unit shall not be sold or otherwise legally transferred, other than as part of the overall property;
- Use of the unit will be restricted from sale or short-term letting separate to the main dwelling house.

5.1.7. Appendix1 of volume 1 provides for Development Management Guidelines and A1.4.2 outlines requirements in relation to Urban Residential Development Space Around Buildings.

- 5.1.8. Clare County Council Development Contribution Scheme 2025-2029. The current scheme was adopted on the 14th July 2025. The current application in relation to contributions was assessed under the previous scheme.

The scheme which applied at the grant of planning permission was the Development Contribution Scheme 2017-2023 (under Section 48, Planning & Development Act, 2000 as amended) Adopted 24th April 2017. Section (A) refers to Residential Development and under the heading Other Residential Development Charges it is indicated;

“Extension to an existing Residential Unit. €20 per m² in excess of 200m² (including both existing development and the extension or €20per m² of extension where existing unit is greater than 200m²)”.

5.2. National Guidance.

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

5.3. **Natural Heritage Designations**

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

6.0 **EIA Screening**

- 6.1. The proposed development has been subject to preliminary examination for environmental impact assessment and in this regard, I refer to Form 2 in Appendix 1 of this report. Having regard to the nature, size and location of the proposed development, and to the criteria set out in Schedule 7 of the Regulations, I have concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. The proposed

development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 The Appeal

7.1. Grounds of Appeal

7.2. The appellants grounds of appeal in summary refers to;

- The appeal relates to condition nos 2 and 7 of the planning authority decision to grant planning permission.
- In relation to condition no. 2 the wording of the condition contains an error in requiring the structure shall be integrated back into of the main dwelling and that this would be impossible since the garage is a detached structure and to reinstate the garage would require demolition of the development which was not the intention of the planning authority.
- Condition no. 2 also requires that the structure shall not be let, sold, leased or otherwise used as a separate dwelling unit if no longer required by a family member and because of the housing crisis the reason for the planning application is to afford the appellants adult children the possibility of living on the site by renting or purchasing the unit or alternatively to provide for downsizing and allowing for the sale of the main dwelling to one of their children or a third party or provide for carers should that arise in the future. A perfectly good accommodation unit would in effect be sterilised should family members no longer have a need for same. The condition is too restrictive and prohibits all letting not merely short term.
- In relation to condition no 7 the sum stated is excessive and should be waived as this is not a standalone development but rather is a garage conversion.

7.3. Planning Authority Response

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

- The Planning Authority carried out a full assessment of the proposal as submitted.

- Reference is made to the provisions of the County Development Plan and in particular CPD 5.9. The applicants in a cover letter stated the proposed development would be solely for the applicants' family use and would not be used for rental purposes and condition no 2 is a standard condition to ensure that the development is compliant with CDP 5.9 and not used for short term letting or sold separately to the main dwelling.
- In relation to condition no 7 the financial contribution was applied in which for new residential development over 200m² the contribution is €20 per sq. metre, the principal dwelling is noted to be 253m² and an increase of floor area 106m² and the contribution applied to the increased floor area.

8.0 **Assessment**

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

8.2. In relation to the assessment of the proposed development I shall consider the revised proposal as submitted by way of unsolicited information as received by the planning authority on the 28th February 2025 which included a revised reduced floor area.

8.3. **The principle of the development**

8.3.1. The proposal as submitted is for the demolition and conversion of garage into ancillary living accommodation; construction of a single storey extension to rear, elevational changes to the side of existing dwelling; internal modifications to existing dwellinghouse; construction of front porch and all associated site works.

8.3.2. The appeal site is located within an area zoned 'Existing Residential'. Given the current zoning of the site as existing residential the principle of the proposed development is acceptable but it requires to be considered in the context of CDP and national standards in relation to complying with development management standards in particular sections 5.2.7 and 5.2.8 and objective CDP5.9 of the plan which set out guidance in relation to considering ancillary living accommodation and ancillary living criteria.

- 8.3.3. Section 5.2.7 refers to Ancillary Living Accommodation and that ancillary accommodation refers to the provision of an ancillary living accommodation unit at an existing occupied residential property. The plan recognises that there may be circumstances where a close relative may need to live close to their family for support but still enjoy some degree of independence. It is indicated that for a new structure, a physical connection to the main house with direct access to the main dwelling is desirable but it is also stated that it is not a requirement and that the conversion of an existing detached garage to create accommodation for a family member in need of accommodation can be considered.
- 8.3.4. In this particular case the conversion of a detached garage is proposed and the provisions of the plan provide for consideration of this form of development.
- 8.3.5. The plan does however outline criteria in assessing such development and these are specified in objective CDP5.9 which provides for as an objective of the Development Plan to facilitate the provision of Ancillary Living Accommodation (ALA) in appropriate locations where the proposal can clearly demonstrate that:
- The proposed ALA shall be located within the immediate curtilage of an existing occupied residential property;
- In relation to this it is noted the proposal although detached is within the immediate curtilage of an existing occupied residential property
- The existing property or ALA is to remain the primary residence of the site folio owner;
- I note that this is referred to in the grounds of appeal but it is not necessarily in dispute that the existing property or ALA is to remain the primary residence of the site folio owner but issues are raised in relation to potential letting of the unit which are addressed in the grounds of appeal.
- It takes cognisance of the current Housing Crisis (Demand);
- I note that this is referred to in the grounds of appeal in relation to letting of the unit.
- There is a bona-fide need for such an ancillary unit

The reasons for the need are stated in the grounds of appeal citing to afford the appellants adult children the possibility of living on the site by renting or purchasing the unit or alternatively to provide for downsizing and allowing for the sale of the main dwelling to one of their children or a third party or provide for carers should that arise in the future.

- The proposal does not impact adversely on either the residential amenities of the existing property or the residential amenities of the area.

Given the detached nature of the property on a large site and the distance from adjoining properties and the boundary screening the proposal I consider will not impact adversely on either the residential amenities of the existing property or the residential amenities of the area.

8.3.6. Section 5.2.8. sets out further criteria in relation to assessing ancillary living to be complied with;

- The unit shall be modest in size and consist of no more than a combined kitchen/dining/living room, a bathroom and contain no more than two bedrooms. The unit shall not exceed a gross floor area of 100sq.m;

The revised proposed submitted by way of unsolicited further information complies with these requirements.

- If the site is not connected to public mains, it must be demonstrated that the existing wastewater treatment system on site is capable of taking any additional loading associated with the unit. Details of any required upgrades shall be submitted as part of the development management process;

The proposal will be connected to an existing secondary treatment system & soil polishing filter which the planning report indicates was upgraded and there is no objections raised by the planning authority in relation to this.

- Provision for a shared vehicular entrance only will be considered and no subdivision of the garden or entrance shall be permitted;

It is proposed to utilise the existing vehicular entrance.

- The extension/unit shall remain in the same ownership as that of the existing dwelling on site. In this regard, the unit shall not be sold or otherwise legally transferred, other than as part of the overall property;

It is not indicated that it is not proposed to remain in the same ownership but the grounds of appeal refers to the restrictive nature of condition no.2

- Use of the unit will be restricted from sale or short-term letting separate to the main dwelling house.

This matter is raised in the grounds of appeal in relation to condition no. 2 which requires that the structure shall not be let, sold, leased or otherwise used as a separate dwelling unit and will be addressed in considering the grounds of appeal relating to condition no. 2.

8.3.7. In overall terms the provisions of the plan permit in principle the proposed development and permits conversion of detached garages to be used as an ancillary residential unit. The plan provisions are however clear in considering that where development of an ancillary unit attached to the existing dwelling or detached from the existing dwelling but within the curtilage of the existing residential property that it remains within the same ownership and is considered in the context of being solely ancillary to the main property. I consider that the provisions and criteria as set out are reasonable as an ancillary living accommodation unit is related to circumstances where a close relative may need to live close to their family for support but still enjoy some degree of independence or are to create accommodation for a family member in need of accommodation can be considered. It would only be in exceptional circumstances specific to the site that a separate and independent residential unit from the main dwelling could be considered.

8.3.8. In general, in relation to the scale and design of the proposed development I would have no objections to the development which complies with local and national guidance in relation room areas and provisions of facilities to provide adequate living standards.

8.3.9. I would not therefore have an objection to the principle of the development.

8.4. **Grounds of Appeal.**

8.5. **Condition no 2.**

8.5.1. The appellants have appealed this condition which states that;

The proposed Ancillary Living Accommodation Unit shall be occupied by a member of the family of the occupier of the principal dwelling on the site, and in the event of the development no longer being required for this purpose, the structure shall be integrated back into of the main dwelling. The structure shall not be let, sold, leased or otherwise used as a separate dwelling unit other than as specified above.

Reason: To protect the amenities of the area and to control the intensity of the use of the site.

8.5.2. In the grounds it is contended that the wording of the condition contains an error in requiring the structure shall be integrated back into of the main dwelling and that this would be impossible since the garage is a detached structure and to reinstate the garage would require demolition of the development which was not the intention of the planning authority. It is also contended that the condition is too restrictive in particular referring to the requirement that the structure shall not be let, sold, leased or otherwise used as a separate dwelling unit if no longer required by a family member. It is contended that because of the housing crisis the reason for the planning application is to afford the appellants adult children the possibility of living on the site by renting or purchasing the unit or alternatively to provide for downsizing and allowing for the sale of the main dwelling to one of their children or a third party or provide for carers should that arise in the future. A perfectly good accommodation unit would in effect therefore be sterilised.

8.5.3. The planning authority in response refer to the provisions of the County Development Plan and in particular CPD 5.9; the applicants in a cover letter stated the proposed development would be solely for the applicants' family use and would not be used for rental purposes and that condition no 2 is a standard condition to ensure that the development is compliant with CDP 5.9 and not used for short term letting or sold separately to the main dwelling.

8.5.4. The proposed development relates to a modest extension in floor area to the existing dwelling and the partial demolition and extension of the existing domestic garage, which is intended to be used as an independent living unit, for the purposes of providing accommodation for as a downsizing option or letting within the family unit.

- 8.5.5. It is important initially to state that this proposal was assessed by the planning authority in the context of an ancillary residential unit at an existing occupied residential property. The appellants in a cover letter did indicate that it is proposed to convert the existing garage unit into an Ancillary Unit, solely for the clients' family use, consequent to the current housing shortage, and will not be used for rental purposes. In the course of the assessment of the application the appellants submitted unsolicited further information reducing the floor area of this ancillary residential to comply with the criteria outlined in the current development plan in relation to the provision of ancillary living accommodation. It would therefore be reasonable to infer that from the outset the proposal to convert the garage to a habitable residential unit was in the context of being an ancillary residential unit to the existing dwelling.
- 8.5.6. In this regard I consider that condition no 2 is reasonable in limiting future and ongoing use of the ancillary unit. It is reasonable that the condition refers to the unit being occupied by a member of the family of the occupier of the principal dwelling on the site and also that the structure shall not be let, sold, leased or otherwise used as a separate dwelling unit. Any use of the unit as a separate unit not in the ownership of the main dwelling would require a further assessment which would include private open space provision for the unit, access arrangements and how foul effluent would be treated as the main dwelling and ancillary unit under the current proposal would be serviced by an existing wastewater treatment unit on the site and which is located in the northwestern area of the site.
- 8.5.7. I would accept that the wording of the condition that in the event of the development no longer being required for this purpose, the structure shall be integrated back into of the main dwelling is more applicable if the ancillary unit was physically attached to the main dwelling but in the event that the ancillary unit ceases to be occupied for it does not necessarily infer that is required to be demolished and the original garage restored in its place and that it in effect infers that it remains integral to the main dwelling rather than being considered that it has an authorised use as a separate independent residential unit on the overall site.
- 8.5.8. Condition no 2 is therefore I consider reasonable.

8.6. Condition no 7

- 8.6.1. The appellants have appealed condition no 7 which relates to payment of a development contribution considering that the sum stated is excessive and should be waived as this is not a standalone development but rather is a garage conversion.
- 8.6.2. In response the planning authority indicate that the financial contribution was applied in which for new residential development over 200m² the contribution is €20 per sq. metre, the principal dwelling is noted to be 253m² and an increase of floor area 106m² and the contribution applied to the increased floor area.
- 8.6.3. In relation to consideration of this matter the provisions of section 48(10) of the Planning and Development Act 2000 as amended applies which state
- (a) Subject to paragraph (b), no appeal shall lie to the Board in relation to a condition requiring a contribution to be paid in accordance with a scheme made under this section.
- (b) An appeal may be brought to the Board where an applicant for permission under section 34 considers that the terms of the scheme have not been properly applied in respect of any condition laid down by the planning authority.
- 8.6.4. In considering the appeal An Coimisiún Pleanála is limited to the consideration of whether the terms of the scheme have not been properly applied rather than whether the amount specified is excessive.
- 8.6.5. The date of the decision to grant planning permission is dated the 16th day of April 2025 and the scheme which applied at the grant of planning permission was the Development Contribution Scheme 2017-2023 (under Section 48, Planning & Development Act, 2000 as amended) Adopted 24th April 2017. Section (A) refers to Residential Development and under the heading Other Residential Development Charges it is indicated;
- “Extension to an existing Residential Unit. €20 per m² in excess of 200m² (including both existing development and the extension or €20per m² of extension where existing unit is greater than 200m²)”.*
- 8.6.6. In relation to the current proposal, it is not a garage conversion that was applied for it was the part demolition and conversion of existing private garage into ancillary living

accommodation and also the construction of a single storey extension to rear of the existing dwelling house. The overall increase in floor area in relation to living accommodation was 106m² and the contribution was the contribution applied to the increased floor area as provided for in the Scheme. The terms of the Scheme were I consider properly applied.

- 8.7. Given the nature of the appeal, I consider that the appeal can be addressed under section 139(1) of the Planning and Development Act 2000 as amended and that condition nos 2 and 7 be retained in the decision to grant planning permission.

9.0 AA Screening

- 9.1. I have considered the proposal for the demolition and conversion of garage into ancillary living accommodation; construction of a single storey extension to rear, elevational changes to the side of existing dwelling; internal modifications to existing dwellinghouse; construction of front porch and all associated site works in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located on an established residential site and within an established residential area.
- 9.2. The proposed development comprises in effect a relatively minor development as outlined in section 2 in the Inspectors report. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is as follows; the nature of the development, the distance to designated sites and the absence of pathway to these sites.
- 9.3. I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects and likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Recommendation

- 10.1. I recommend that permission be granted.

11.0 Reasons and Considerations

- 11.1. Having regard to the nature of the proposed development as an ancillary residential unit and other matters as applied for, the scale of the development, the pattern of development in the area and the existing residential use on site it is considered that that retention of condition numbers 2 and 7 of the planning authority's decision to grant planning permission is reasonable and the proposed development as submitted would be in accordance with the proper planning and sustainable development of the area.

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

Derek Daly
Planning Inspector

25th August 2025

Form 1 - EIA Pre-Screening

Case Reference	322508-25
Proposed Development Summary	The demolition and conversion of garage into ancillary living accommodation; construction of a single storey extension to rear, elevational changes to the side of existing dwelling; internal modifications to existing dwellinghouse; construction of front porch and all associated site works
Development Address	Árd Cinn, Drumcaran More, Ennis, Co. Clare
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?	<input type="checkbox"/> X Yes , it is a 'Project'. Proceed to Q2.
2. Is the proposed development of a CLASS specified in <u>Part 1</u>, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> X Yes , it is a Class specified in Part 1 .	
<input type="checkbox"/> No,	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
x No , the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
No , the proposed development is of a Class and meets/exceeds the threshold.	
Yes , the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2)	

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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 (Complete Form 3)
No <input type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: Derek Daly Date: 25th August 2025

Form 2 - EIA Preliminary Examination

Case Reference	ABP322508-25
Proposed Development Summary	The demolition and conversion of garage into ancillary living accommodation; construction of a single storey extension to rear, elevational changes to the side of existing dwelling; internal modifications to existing dwellinghouse; construction of front porch and all associated site works.
Development Address	Árd Cinn, Drumcaran More, Ennis, Co. Clare
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (<i>The development has a modest footprint, providing for ancillary residential unit of a modest scale in the side garden of an existing dwelling. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.</i>
Location of development (<i>The development is situated in an urban area within an established residential estate and an approved land use in which existing services are available. The development is removed from sensitive natural habitats, designated sites and landscapes of identified significance in the County Development Plan</i>
Types and characteristics of potential impacts	<i>Having regard to the modest nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</i>
Conclusion	
Likelihood of Significant	Conclusion in respect of EIA

Effects	
There is no real likelihood of significant effects on the environment.	EIA is not required.
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	No
There is a real likelihood of significant effects on the environment.	No

Inspector: Derek Daly Date: 25th August 2025