



An
Coimisiún
Pleanála

Inspector's Report ABP-322572-25

Development	Change of use to 2 apartments, extension, demolish shed, 2 apartments together with all associated site works
Location	Railway View, Sleeven East, Macroom, Co.Cork
Planning Authority	Cork County Council
Planning Authority Reg. Ref.	246338
Applicant(s)	Bluemoon Properties
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Bernie O'Connell, Abby Pika, Paul Long
Observer(s)	None
Date of Site Inspection	24 th July 2025
Inspector	Clare Clancy

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1.0 Site Location and Description

- 1.1. The appeal site has a stated area of 0.0285 ha and is located on Railway View road within the development boundary of Macroom town. The site comprises of 2 no. two storey dwellings at the end of a terrace fronting onto Railway View Road (R618) which is a busy regional route through Macroom town. The rear back garden of the site is overgrown. The site extends to the north backing onto Fitzgerald Street and a public car parking area. Dunnes Stores is located to the north of the public car park. The site is bounded to the west by a commercial car repair business which has off-street car parking within the curtilage at the front of the building. There is a pharmacy and a pedestrian access further to the west from Railway View Road to Fitzgerald's Street. There is no-off street car parking available within the curtilage of the subject development or along Railway View Road.

2.0 Proposed Development

- 2.1. The proposed development comprises of the following:
- The change of use of the existing two storey dwelling to 2 no. apartments and permission to construct a two storey extension to the rear of the existing dwelling. These relate to the end of terrace unit. No changes are proposed to the adjoining dwelling to the east.
 - To demolish an existing shed (14 m²) at the rear.
 - To construct a new detached block to provide 2 no. duplex apartments.
 - Pedestrian access to serve the site is from Fitzgerald Square to the north.
 - To realign the rear gardens serving the existing dwellings.
 - All associated site works.
 - Gross floor area of proposed works is stated as 222.8 m² (4 units), max roof height of the proposed apartment block 5.92 m.
 - It is proposed to connect to the existing public watermains and public sewer. Surface water is proposed to be discharged to the public sewer system.

2.1.1. Further Information (FI) was sought and the response clarified that occupants would be responsible for waste disposal bins which will be stored within private yards. Confirmation was provided that a structural engineer will be appointed to the project. A 1.8 m wide footpath with bollards is proposed along the northern boundary of the site. Surface water management proposals include water butts, planter and a modular soakaway chamber with an overflow to the mains storm drain.

2.1.2. Unsolicited FI was received by the Planning Authority (PA) on 21st January 2025 from the applicant. This submission was in response to the third party submissions made in relation to the planning application and to address the issues raised. In summary, the following is noted:

- There is precedent in Macroom town for higher densities and scale of development which are much larger buildings. The site is zoned where high density is encouraged.
- Very minimal overshadowing arises given the north and northwest position of the proposed development to adjacent properties.
- There is an established verge outside the subject site with multiple access gates to other properties. The road is located 2-3 m away from the rear boundary of the site resulting in minimal risk to persons entering/existing the site.
- The separation distances that apply to residential housing estates are not achievable on the site, however windows at first floor levels from habitable rooms have been positioned so that overlooking of adjoining property does not arise. It is proposed to fit the bedroom windows on units 2, 3 and 4 with frosted glass to mitigate overlooking within the scheme itself.
- The scheme is designed so as not to face any adjoining property minimising impact for existing and future owners/occupants.
- Noise and nuisance odours are a matter for residents.
- There is no requirement to provide car parking as the site is zoned within the town centre and public car parking is available within the vicinity of the site. Secure bicycle parking is provided for each unit.

- Foundations indicated on the drawing is notional only. All foundation works will be subject to detailed site inspection and design.
- A photo of the eastern gable of the adjoining car workshop with 2 lengths of polycarbonate transparent sheeting incorporated is provided noting that indoor lighting was on at time of photo.
- Full disclosure has not been provided. The adjoining property to the east is a rental/ investment property and the objector has not resided there for a substantial period of time. The objections made by the two objectors from the adjoining property to the east have the same address, and the other objector does not live at this property. Therefore reference to young children playing in the garden of the property should not be factored into the decision of the application.

3.0 Planning Authority Decision

3.1. Decision

By Order dated 24th April 2025, Cork County Council decided to grant permission for the proposed development subject to 18 no. conditions.

Conditions

The conditions attached are generally standard relating to material finishes, surface water management, construction management, lighting and a financial development contribution. There are a number of pre-development conditions which include for the following:

- Condition 5 boundary treatments.
- Condition 6 landscaping plan.
- Condition 7 the naming and numbering of the scheme.

3.2. Planning Authority Reports

Two planning reports form the basis of the assessment and recommendation to grant planning permission as follows:

3.2.1. First Planning Report (06th February 2025)

- The proposed residential development was considered to comply with the minimum standards as per the requirements of the Sustainable Urban Housing Design Standards for New Apartments (2020).
- Impacts on adjoining residential amenities, in particular to the east of the site were not considered to arise on the basis that the footprint of the proposed extension to the rear was in-keeping with the footprint and height of other buildings in the vicinity. No gable windows are proposed on the gable elevation.
- No carparking is required to be provided having regard to Section 12.12.13 of the Cork County Development Plan 2022-2028. The appeal site is located in the town centre and there is an existing public car park located immediately to the north of the site.
- Safety concerns were raised in regard to the ground floor (kitchens) of units 3 and 4 directly opening onto the public road and the car park at the rear of the site.
- The design of the proposed development was considered to be acceptable and did not give rise to overlooking as no windows are proposed on the gable ends.

Further Information was recommended in relation to the following:

- 1) To provide details on how and where waste/refuse for each unit will be stored, and the location for collection.
- 2) Concerns raised in relation to the structural stability of the building immediately adjoining the appeal site to the west, and to confirm that a suitability qualified structural / geotechnical engineer will be appointed to oversee construction.
- 3) To provide a 1.5 m wide footpath with bollards on either end along the northern boundary of the site, or remove the access doors onto Fitzgerald Square and replace with windows, thereby providing 1 no. access to each unit via the private open space.
- 4) Proposals to manage surface water in accordance with Section 11.11.18 of the CDP.

3.2.2. Second Planning Report (16th April 2025)

- The revised proposals providing for a 1.8 m wide footpath and bollards along the northern boundary of the subject site is acceptable.
- Confirmation provided that a qualified structural / geotechnical engineer will be appointed to oversee construction.
- Surface water management proposals that include for water butts, planter and modular soakaway chamber with overflow to main storm drain were acceptable.

A grant of permission was recommended.

3.2.3. Other Technical Reports

- Area Engineer's Report First Report (20th January 2025) – Concerns raised regarding the structural stability of the adjacent structure to the west during construction, doors opening from the ground floor units of 3 and 4 directly onto Fitzgerald Street to the north, surface water management and the absence of a drainage impact assessment.
- Area Engineer's Report Second Report (10th April 2025) – No objections raised subject to conditions.
- Public Lighting (15th January 2025) – No objection raised subject to conditions.

3.3. Prescribed Bodies

- Transport Infrastructure Ireland – No objection raised.
- Inland Fisheries Irelands – To ensure that there is sufficient capacity in existing wastewater treatment facilities to accommodate the proposed development.

3.4. Third Party Observations

- 3.4.1. Three third party observations were made in relation to the proposed development. The matters raised are largely covered by the grounds of appeal.

4.0 Planning History

- P.A. Ref. 05/54060 ABP Ref. 69.216678 – Permission granted for the demolition of existing dwellings, the construction of 1 no. dwelling, ground floor offices, first floor apartment (01st September 2006).
- P.A. Ref. 11/54008 – Extension of duration for P.A. Ref. 05/54060 granted expired 14th November 2016.

5.0 Policy Context

5.1. National Policy

- 5.1.1. Project Ireland 2040 – National Planning Framework (2018) and National Development Plan 2021 – 2030.

The National Planning Framework (NPF) seeks to focus growth on cities, towns and villages with an overall aim of achieving higher densities than have been achieved to date. The relevant National Strategic Outcomes (NSOs) and National Policy Objectives (NPOs) include the following:

- NSO 1 Compact Growth From an urban development perspective, to deliver a greater proportion of residential development within existing built-up areas of our cities, towns and villages and ensuring that, when it comes to choosing a home, there are viable attractive alternatives available to people.
- NPO 4 Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.
- NPO 5 Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth investment and prosperity.
- NPO 6 Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and

enhanced levels of amenity quality, in order to sustainably influence and support their surrounding area.

- NPO 35 Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development structures, area or site-based regeneration and increased building heights.

5.2. National Guidance

- Planning Design Standards for Apartments Guidelines for Planning Authorities (09th July 2025)¹.
 - The appeal for this case file was received before 09th July 2025. Therefore, it will be considered and decided in accordance with the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities', 2023.
- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2023).
 - Section 2.0 Apartments and Statutory Development Plans
 - Appendix 1

For 1 Bedroom Apartments the following Minimum Requirements Apply:

Minimum overall apartment floor areas	45 m ²	
Minimum aggregate floor areas for living/dining/kitchen rooms	23 m ²	
Minimum widths for the main living/dining rooms	3.3	
Minimum bedroom floor areas/widths: <ul style="list-style-type: none"> • Single bedroom • Double bedroom 	Floor Area	Width
	7.1 m ²	2.1 m
	11.4 m ²	2.8 m
Minimum aggregate bedroom floor areas	11.4 m ²	
Minimum storage space	3 m ²	

¹ Applicable to any application for planning permission and to any subsequent appeal or direct application to An Coimisiún Pleanála submitted after the issuing of the Guidelines, i.e. from 9th July 2025.

Minimum Floor Areas for Private Amenity Space	5 m ²
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- Section 4.20 Car Parking

The quantum of car parking or the requirement for any such provision for apartment developments will vary, having regard to the types of location in cities and towns that may be suitable for apartment development, broadly based on proximity and accessibility criteria.

1) Central and/or Accessible Urban Locations

- Section 4.21

In larger scale and higher density developments, comprising wholly of apartments in more central locations that are well served by public transport, the default policy is for car parking provision to be minimised, substantially reduced or wholly eliminated in certain circumstances. The policies above would be particularly applicable in highly accessible areas such as in or adjoining city cores or at a confluence of public transport systems such rail and bus stations located in close proximity.

5.2.1. Sustainable Residential Development and Compact Settlement Guidelines (2024).

SPRR 1 of the Compact Settlement Guidelines 2024 requires a maximum separation distance of at least 16 m between opposing windows serving habitable rooms at the rear of or side of houses, duplex units and apartment units above ground floor level to be maintained. The objective allows flexibility below 16 m in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures are designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.

5.3. **Cork County Development Plan 2022-2028**

5.3.1. Volume 1 Written Statement

➤ **Chapter 2 Core Strategy**

Section 2.6.1

This notes that it is an aim of the core strategy to deliver at least 30% of the overall net housing requirement in or contiguous to the town centre or core and to identify key locations and opportunity sites, which are capable in terms of physical and social infrastructure of being delivered over the lifetime of the plan period, in a manner that supports the achievement of wider national and regional planning policies and objectives.

- Objective CS 2-4 Greater Cork Ring Strategic Planning Area –

(b) Establish an appropriate balance in the spatial distribution of future population growth, in line with this Core Strategy, so that Bandon, Fermoy, Kinsale, Macroom and Youghal can accelerate their rate of growth and achieve a critical mass of population to enable them to maximise their potential to attract new investment in employment, services and public transport;

➤ **Chapter 12**

Section 12.12.13

Given the requirement to deliver 30% of all new urban development on infill/brownfield sites within the built footprint of existing settlements, and in order to encourage and incentivise those wishing to invest in and develop town/village centre locations, the County Council will not normally seek the provision of on-site parking or a monetary contribution in lieu of car parking where the development involves the re-use/refurbishment of an existing occupied or vacant building, any change of use, or where small scale infill developments (including residential) are proposed within the town centre or village centre. The Council will monitor town centre parking provision to ensure that on-street parking does not negatively impact the placemaking and sustainable mobility aims of this County Development Plan. If deficiencies in specific areas arise the Council will seek to address them through the development management process and by the provision of adequate off-street public parking.

5.3.2. Volume 4 South Cork

- The appeal site is located within the development boundary of Macroom town.
- Macroom – Identified as a ‘Main town’ within the Macroom Municipal District and forms part of the Great Cork Ring Strategic Planning Area.

- Appeal Site Zoning – Town Centre / Neighbourhood Centre.

Objective ZU 18-17: Town Centres/ Neighbourhood Centres

a) Promote the development of town centres and neighbourhood centres as the primary locations for retail and other uses that provide goods or services principally to visiting members of the public. The primary retail areas will form the main focus and preferred location for new retail development, appropriate to the scale and function of each centre and in accordance with the Retail Strategy. Residential development will also be encouraged particularly in mixed use developments while the use of upper floors of retail and commercial premises in town centres for residential use will in particular be encouraged.

b) Recognise that where it is not possible to provide the form and scale of development that is required on a site within the core area, consideration can be given to sites on the edge of the core area based on sequential approach.

- Specific Development Objectives for Macroom

MM-T-01 Town Centre Core Area

Promote the town centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/redevelopment of existing sites while respecting the heritage character of the built fabric of the town and wherever possible to promote public realm improvements. Any new proposals will need to create a positive edge onto the street with active frontages and provide a mix of uses compatible with its town centre location. Proposals for new development within this overall core area will also need to retain the historic fabric of the town's urban grain. Any new proposed developments will also need to make provision for linkages particularly pedestrian and cycleways within the core area.

Section 4.3.8

Notes for the plan period, Macroom has a population target of 4,809 representing growth of 1,044 persons on the 2016 Census figure of 3,765. In order to accommodate this level of population growth, an additional 399 housing units will be required. Following on from the guidance as set out in the National Planning Framework, there is a requirement in towns like Macroom to deliver at least 30%

of all new homes within the existing built footprint of the settlement. This plan makes provision for an estimated net residential land supply of about 16 ha with the capacity to provide 279 units with the balance of 120 units to be accommodated within the built footprint of the town. Given their close proximity to the town centre a number of residentially zoned sites will also contribute to the delivery of compact urban growth. In addition, it is also anticipated that other infill opportunities will emerge over the lifetime of the plan and these will be supported subject to normal proper planning and sustainable development considerations

Other Relevant Objectives –

- Objective WM 11-10 Surface Water, SuDS and Water Sensitive Urban Design – requires all new developments to incorporate SuDS.

5.4. Natural Heritage Designations

- pNHA: 001067 - Lough Gal – approx. 5.4 km to the northeast.
- pNHA: 001055 - Glashgarriiff River – approx. 8.5 km to the northeast.
- SAC: 000108 - The Gearagh SAC – approx. 1.48 km to the south.
- pNHA: 000108 - The Gearagh approx. 1.48 km to the south.
- pNHA: 001248 - Prohus Wood - approx. 7.5 km to the west.
- SPA: 004162 - Mullaghanish to Musheramore Mountains SPA – approx. 6.5 m to the northwest.
- pNHA: 001854 - Boylegrove Wood – approx. 7.2 km to the southwest.
- SAC: 000106 - St. Gobnet's Wood SAC – approx. 14.5 km to the northwest.
- pNHA: 000106 - St. Gobnet's Wood – approx. 14.5 km to the northwest.

5.5. EIA Screening

The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 appended to this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no

real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. Three third party appeal submissions were received from Berine O’Connell, Abby Pika and Paul Long. The grounds of the appeal can be summarised as follows:

Impact on Adjoining Residential Amenities

- The proposed 2 duplex units will overshadow and seriously reduce day light to the rear back garden and the living area of the adjoining dwelling to the east, particularly evening sunlight.
- Unit no. 2 should retain the existing wall plate height and ridge height with an ‘A’ roof running in the north/south direction, to limit overshadowing. The first floor level of the adjoining dwelling to the east is 620 mm below the external ground level at the rear of the garden/Fitzgerald Square.
- The proposed units will overlook the adjoining property to the east.

Impact on Adjoining Commercial Premises

- The proposed two storey extension to the rear of the existing dwelling will block light entering the eastern elevation of the adjoining car garage business to the west. The eastern elevation contains 2 wall lights that allow natural light entre the showroom area of the business. The roof of this structure is not suitable for roof lights due to condensation and dripping water in inclement weather.
- The eastern aspect of the roof on the commercial premises contain roof lights and the proposed two storey structure will reduce natural light and give rise to overshadowing within the workshop area of the premises.
- Concerns raised regarding construction works including excavations, construction of foundations and new walls directly adjoining the boundary wall of the commercial premises that could case structural damage. A pre-

construction survey report prior to commencement of the development should be sought.

- Concerns raised that future occupants will have issue with the operation of the existing business in terms of noise, odours and general operations which might result in restrictions being imposed.
- No car parking is proposed which might lead to future occupants encroaching on the car parking associated with the commercial premises.
- The construction stage will have a negative effect on the business. There is no space within the site for storage of construction equipment.

Overdevelopment / Density

- There is a separation distance of 6.14 m between the front apartments and the proposed duplex units and not 22 m. The proposal to provide 4 no. units in place of 1 no. dwelling is excessive given the site constraints.

Traffic/Pedestrian Hazard

- The door openings from the kitchens of units 3 and 4 open directly onto the road to the north of the site which is unsafe.

Planning Policy

- The proposed design is haphazard and at odds with the current traditional two-storey terrace streetscape and will impact negatively on the streets heritage fabric and would be at variance with the National Planning Framework.

Design/Layout

- There is no private open space afforded to each of the units. Garden spaces provide natural environments for birds etc.

6.2. Applicant Response

6.2.1. The applicant's response to the grounds of appeal can be summarised as follows:

- The points raised in the grounds of the appeal have been addressed for the most part by the initial planning application.

- Regarding the difference in ground levels between the adjoining dwellings to the east and the rear garden of the appellant's property, the rise in ground level to the rear of the appellant's property is consistent for all properties along the terrace. Ground levels are annotated on the planning documents with little change proposed to existing levels. The proposed scheme is working to the existing natural ground levels.
- In regard to vacant apartments situated above Dunnes Stores, this scheme has no relevance to the proposed development, however there is huge demand in Macroom town and wider area for new residential development.

In support of the response, the following is appended to the submission which is summarised in Section 2.1.2 above:

- i. Unsolicited further Information letter dated 20th January 2025.
- ii. Applicant support letter dated 20th January 2025.

6.3. Planning Authority Response

A response was received from the Planning Authority to the grounds of appeal which notes that no further observations are being made, and that all the relevant issues have been covered in the technical reports forwarded to the Commission as part of the appeal.

6.4. Observations

None.

7.0 Assessment

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

- Principle of Development

- Density & Overdevelopment
- Design & Layout
- Carparking
- Impact on Residential Amenities
- Other Matters

7.2. Principle of Development

- 7.2.1. The appeal site is located on lands zoned 'Town Centre/Neighbourhood Centres' in where a mix of uses including residential is permitted. Having regard to the zoning objective of the site I consider that the overall principle of the proposed development is acceptable subject to the amenities of surrounding properties being protected and the scale, character and design of the development respecting the character of the area. These matters will be considered below.

7.3. Density & Overdevelopment

- 7.3.1. It is raised in the grounds of appeal that the proposed development will result in the overdevelopment of the subject site. I note that the development plan envisages an additional 399 housing units for Macroom town and recognises that there is a requirement to deliver 30% of all new homes within the existing built footprint of the settlement. This is set out in Section 4.3.8 of Volume 4. This aligns with the strategic objectives of the NPF. It further acknowledges that there are infill sites within Macroom town that can deliver housing which the development plan seeks to support, subject to normal proper planning and sustainable development considerations.
- 7.3.2. The proposed development seeks to convert the existing dwelling at the end of the terrace to 2 no. apartments, and to construct a two storey extension to the rear. It is also proposed to construct a separate two storey block at the rear of the site providing 2 no apartments. Overall, it will result in a compact site with 4 no. apartment units, and the existing adjoining dwelling. It will result in a plot ratio of approx. 0.78 and a site coverage of approx. 78%. This will diminish the private amenity space afforded to the existing dwelling on the site however I note that the reconfigured area to the rear of the site will facilitate a yard area for this existing dwelling which will have an approx.

area of 20 m². This would be in accordance with SPPR 2 and Table 5.1 of the Sustainable and Compact Settlement Guidelines. I note for the Commission that the requirement for private open space provision for houses as set out in Objective GI 14-6 (c) of the Cork County Development Plan 2022-2028 requires the standards from the Guidelines on Sustainable Residential Development in Urban Areas and the Urban Design Manual 2009 to be applied, however, these have been revoked and no longer have any status. Therefore the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 apply.

- 7.3.3. Having regard to the foregoing, I am satisfied that the proposed development represents an acceptable density for the site, and that the site can adequately accommodate the proposed development in conjunction with the existing dwelling.

7.4. Design & Layout

- 7.4.1. The proposed two storey extension to the rear of the existing dwelling will provide additional habitable and living space for the proposed 2 no. apartments. Apartment no. 1 is a ground floor apartment with own door access off Railway View road and apartment no. 2 will be accessed from Fitzgerald Street, through the rear of the site. The proposed extension will have a max roof height of 5.92 m and will not breach the height of the existing dwelling and in this regard will adequately integrate with the existing dwelling in terms of design and scale. I also note that it broadly assimilates with other existing similar extensions carried out to the rear of dwellings, in the area. Overall, the proposal to convert the existing dwelling to facilitate the proposed 2 no. apartments is generally acceptable and complies with the minimum requirements as set out in Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2023). In relation to compliance with the standards set out in the development plan, similar to the point made in Section 7.3.2 above, I note for the Commission that the guidelines on 'Sustainable Urban Housing: Design Standards for Apartments' are the design standards referenced in Objective GI 14-6 (c) of the current development plan to apply to new apartment developments, however these guidelines are replaced by those referenced in Section 5.2 above.

- 7.4.2. The proposed development will not alter the front elevation of the existing dwellings fronting onto Railway View road and consequently, the uniformity of the terrace and the streetscape will remain unchanged. The appeal site is located within the designated town centre and although it forms part of a uniform terrace with a traditional streetscape, it is not located within the Architectural Conservation Area which is located approx. 60 m to the west.
- 7.4.3. The grounds of appeal raises concern that there is no outdoor space in the form of gardens afforded to the apartment units and for future occupants. The Design Standards for New Apartments guidance requires that private amenity space is provided in the form of gardens or patios/terraces at ground floor level. For one bedroom apartments, 5 m² is the minimum floor area required. Each of the apartments are allocated private amenity space at ground floor area which I note exceeds the minimum floor area required under the guidelines. I consider this to be acceptable.
- 7.4.4. Own door access to apartment units 3 and 4 is from Fitzgerald's Street. This is raised as a traffic/pedestrian hazard issue in the grounds of appeal. Fitzgerald Street provides access to the rear of the private amenity areas of the dwellings fronting onto Railway View terrace. There is no footpath along Fitzgerald's Street. Following a request for FI to address the matter, a 1.8 m wide footpath was proposed adjacent to the northern boundary of the site. It will include safety bollards that will provide a barrier to the footpath. I note that the proposal is located outside of the application site boundary, however the PA and in particular the Area Engineer deemed this proposal to be acceptable which would adequately address pedestrian and traffic safety issues at this location. Accordingly I am satisfied that this proposal is sufficient to enable safe access to the proposed apartments. Overall while the proposal represents a significant change of scale on the site owing to site coverage, I consider the proposal acceptable in this case having regard to the increased scale of commercial development located further to the west towards the town centre and owing to the planning history of the site. In this regard, permission was granted by the Commission for the demolition of the two existing dwellings on the site and the construction of one large dwelling, ground floor offices and a first floor apartment. Overall, I consider that the design and scale of the proposed development is acceptable. The ground floor facing Fitzgerald's Street will give definition to the street resulting in an active street frontage being created at this location. In noting other strategic proposals for sites identified in the development

plan within the vicinity of the appeal site, this would align with the provisions of objective MM-T-01.

7.5. Car Parking

- 7.5.1. I note for the Commission that there is no car parking proposed as part of the proposed development. I note that the PA raised no issues in this regard and that the proposal would be in accordance with Section 12.12.13 of the development plan. This allows for proposals that are located within a town centre which entail a change of use or small scale infill development, including residential, without requiring car parking or a contribution in lieu of car parking to be provided. It was further accepted that there is ample car parking within the area, in particular Fitzgerald's Square which is a public car park, and access to public transport is in close proximity to the site.
- 7.5.2. Having inspected the area I noted that there is public car parking available at Fitzgerald's Square. In addition to this, the site is within the town centre, in proximity to public transport, shopping and communal facilities. I note the provisions of the Apartment Guidelines, (2023) and Compact Settlement Guidelines (2024), in particular SPPR 3 of the latter. In this regard, I am satisfied that SPPR 3 provides in principle for car parking to be minimised, reduced or wholly eliminated in this case. On that basis I am of the opinion that car parking provision for the proposed development is not an essential requirement and that the proposed development would be in accordance with Section 4.21 of the Apartment Guidelines 2023, SPPR 3 of the Compact Settlement Guidelines and Section 12.12.13 of the development plan provides for such flexibility. Each of the units have ground floor private open space which can facilitate bike storage and meet the mobility needs of occupants.
- 7.5.3. The commercial business adjoining the appeal site to the east is a car garage. There is car parking available within the curtilage of the premises off Railway View road and the premises has access at the rear off Fitzgerald's Street. Concerns are raised by the appellant that cars associated with the proposed development will encroach on the car parking spaces associated with the garage. At time of site inspection, I observed cars parked along Fitzgerald Street adjacent to the northern boundaries of the properties. This also included for the pharmacy located further to the west at the end of Fitzgerald Street which has dual public access from Railway View Road and Fitzgerald's Street.

While I acknowledge that the absence of on-site car parking for the proposed development may potentially give rise to poor parking behaviour, I consider that there is considerable public off street parking available in the immediate vicinity of the subject site, and limited commercial premises to offset such a concern. I would note also that car parking management and control would be managed by the local authority under a separate legal code, and thus need not concern the Commission for the purposes of this appeal.

7.6. Impact on Residential Amenities

- 7.6.1. The grounds of appeal raise concern that the proposed development will impact on the residential amenities of the adjacent property to the east, and the commercial business to the west, with reference to overlooking and the loss of daylight.

Overlooking

- 7.6.2. Having reviewed the details presented on the file, I note that there are no windows proposed at first floor level on the eastern or western elevations of both the extension proposed to the rear of the dwelling, and the new apartment block. Therefore I am satisfied that the proposed development would not lead to direct overlooking of the adjoining properties to the east and west.
- 7.6.3. There are 2 no. windows which serve habitable rooms proposed at first floor level on the south facing elevation of the proposed new apartment block that will look directly towards the rear of the outdoor private amenity areas to serve units 1 and 2, and the yard proposed to serve the existing dwelling on site. I note that an unsolicited document was submitted to the PA by the applicant which stated that it was proposed to fit the windows serving habitable rooms at first floor level in units 2, 3 and 4 with frosted glass. I note that the PA did not comment on this proposal and no condition was imposed.
- 7.6.4. At the closest point, there is a separation distance of approx. 2.2 m between the southern building line of the apartment block and the boundary of the yard related to unit no. 1. There is approx. 3.5 m between the southern building line of the apartment block and the proposed yard of the existing dwelling, and approx. 6.0 m between the habitable rooms in unit 3 and unit 2. This in my view is insufficient separation distance and will give rise to undue overlooking and loss of privacy on existing residential

amenities and future occupants which would be at variance with SPPR 1 of the Compact Settlement Guidelines 2024. However, I am satisfied that this can adequately be addressed by reconfiguring the first floor such that the bedrooms and the bathrooms are swapped around. This will require amendments to the fenestration to reflect these changes to the north and south facing elevations also. Should the Commission be minded to grant permission, I recommend the inclusion of a pre-development condition to carry out these amendments.

- 7.6.5. The Commission will note that the overall design of the apartment block proposes a solid eastern elevation and will be two storey in height and of flat roof design. This elevation has the potential to present as overbearing on the adjacent residential property to the east. There is a separation distance of c. 1.5 m – 1.8 m between the proposed apartment block and the eastern boundary of the site. Windows are absent on the eastern side elevation to ensure the neighbouring rear garden would not be overlooked. Having regard to the location of the appeal site within the town centre, to the proposed layout of the site and to the setback distance from the shared boundary of the site to the east, I am generally satisfied that the development if permitted will not be visually overbearing or obtrusive when viewed from this adjacent property.

Loss of Daylight

- 7.6.6. The grounds of appeal raise concern that the proposal would block daylight and sunlight from reaching their garden, and the internal work space within the existing commercial premises to the west.
- 7.6.7. In terms of loss of daylight relating to the adjoining property to the east the appellant states that light will be blocked to the kitchen/dining room. I note that the adjoining property is a two storey mid-terrace dwelling with a ground floor rear return which faces to the west in the direction of the appeal site. The rear of the dwellings have a north facing aspect.
- 7.6.8. It is not clear from the drawings provided on the file the location of windows on the north and west facing elevations at ground floor and first floor levels, or the room layouts. However I noted from site inspection that 2 no. windows are located at first floor. It is likely that there are windows at ground floor level in the rear return, similar to that on the adjoining dwelling to the west located within the appeal site. The

appellant has referred to the kitchen/dining room which would be at ground floor level in their submission.

- 7.6.9. The application does not include any detailed analysis of potential overshadowing impacts. However, I note that there will be a separation distance of approx. 5.7 – 6.6 m between the proposed two storey extension and the building line of the rear return to the appellants dwelling. The height of the proposed extension will be 5.92 m with flat roof design and a rear return depth of 5.7 m, which I note will not extend beyond the rear building line of the adjoining properties to the east.
- 7.6.10. Having regard to the configuration of the existing dwelling on the site and the appellant's adjoining dwelling and in particular the ground floor rear returns which align with one another, and to the separation distance between the proposed extension and the appellants existing ground floor extension, I do not consider that the proposed two storey extension will unduly impact on daylight.
- 7.6.11. In relation to unit 2 contained in the two storey extension, the appellant has raised the point that the existing wall plate height and ridge height should be maintained with an 'A roof to run in a north/south direction' to limit overshadowing, noting also that the floor level of her dwelling is below the ground level to the rear of the house sitting at 620 mm. While the appellant has indicated that the floor level sits more than half a metre below existing ground level, I noted at time of site inspection that ground levels within the area of the appellant's dwelling and the appeal site and the adjoining immediate area are generally consistent with the gradient of the adjoining public road, and with that depicted on the site plan provided. In terms of altering the roof profile of the two storey extension, this in my view is not a feasible proposal for an apartment where there is a requirement to maintain a minimum floor to ceiling height at first floor level at 2.4 m and 2.7 m at ground floor, level as stated in the Apartment Guidelines (2023).

Sunlight to Existing Amenity Space / Overshadowing

- 7.6.12. In relation to sunlight to amenity spaces, Section 3.3 of the BRE Guidelines 'Site Layout Planning for Daylight and Sunlight (2022)' state that good site layout planning for daylight and sunlight should not limit itself to providing good natural lighting inside buildings. Section 3.3.17 of the guidance document provides that for a space to appear

adequately sunlight throughout the year, at least half of the garden or amenity area should receive at least two hours on the 21st March.

- 7.6.13. In terms of the existing private amenity space, the cause for concern is the proposed two storey apartment block. The proposed apartment block will have a max roof height of 5.9 m and depth of 8.5 m and there will be a separation distance of c. 1.7 m tapering to 1.5 m to the near side of the northern (rear) boundary of the site.
- 7.6.14. Regarding the external amenity area of the adjoining dwelling to the east, it is noted that the houses in this terrace, i.e. the section comprising the appeal site and the adjoining property to the east, are narrow in plan and the rear back garden depth is approx. 12 m, having regard to the existing rear return within the appellant's property.
- 7.6.15. In reference to the BRE Guidelines which states that half of a garden should receive at least 2 hours of sunlight on 21st March, the amount of daylight received in the existing condition would unlikely to be less than this. The proposed apartment block may affect afternoon sunlight but would not be such as to unduly impact on the amenities of the property, and I would conclude that the existing amenity space of the adjacent property would continue to receive at least 2 hours of sunlight over 50% of the area. This is based on the location of the third party property relative to the appeal site, and to the sun path which has a east-west direction relative to the site, allowing the property to receive adequate levels of daylight. I am therefore satisfied that the existing amenity space of this property is located such that it is unlikely that the development would give rise to significant overshadowing to this space.

Property to West

- 7.6.16. In relation to the adjoining property to the west, this is a non-domestic building that facilitates a car repair workshop. The proposed extension will bound the gable end of the adjoining workshop. The overall ridge height of the roof which is of 'A pitch' corrugate metal roof construction, is indicated as 5.96 m and I note from the appeal that there are 2 no. existing 'wall lights' on the eastern elevation that will be impacted by the proposed development. In response to the grounds of appeal, a letter by the applicant is appended to the submission which was also submitted as unsolicited information to the planning application. The Commission will note that this includes a photo of the eastern gable of the adjoining car workshop with 2 lengths of polycarbonate transparent sheeting incorporated.

- 7.6.17. In relation to the proposed two storey apartment at the rear of the site, the appellant submits that the proposed development would affect existing roof lights at the rear section of the property, by overshadowing and reduction to natural light. The existing roof on this section of the property is of corrugated sloped curved design with roof lights integrated on the eastern aspect of the roof.
- 7.6.18. I agree with the appellant that there may be some reduction in access to daylight to the gable wall of the car garage premises, however I consider it will not unreasonably affect the amenities of the existing garage in this case as it is a non-domestic building. The requirement for daylight would not be a reasonable expectation for such a business that does not facilitate active office space or a large workforce. In this regard, the BRE guidance document would also not be applicable to this type of non-domestic use. I furthermore do not consider that the proposed apartment block will have any significant impacts by way of overshadowing or undue loss of daylight to the rear of the property, given that the proposed apartment block will be located to the east of the existing building. Access to daylight by existing roof lights will not be unduly hindered, particularly as it is located to the south/southwest of the proposed apartment block.

7.7. Other Matters

Third Party Boundaries

- 7.7.1. I note the reference by the third party appellant to the potential for the proposed development to impact negatively on the structural integrity of the shared boundary between the appeal site and the adjoining car garage/workshop bounding the site to the west. I note that the issue was raised in the third party submissions to the application and the PA addressed the issue by way of FI. The response noted that a structural engineer would be appointed prior to development commencing on the site and the PA accepted this on the basis of a signed letter confirming the appointment of an engineer. I note however that no construction management plan was included as a condition.
- 7.7.2. I would note for the Commission that issues regarding ownership and encroachment or civil issues, are not within the remit of this planning application and decision. Any grant of planning permission does not relieve the developer of the responsibility of complying with any requirements under other codes of legislation affecting the

proposal or the site. A person shall not be entitled solely by reason of a grant of planning permission to carry out any development and a grant of planning permission does not entitle the applicant to construct a development that would over-sail/overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.

- 7.7.3. In regard to the concern raised, I consider that a condition can be included to require the applicant to demonstrate to the satisfaction of the PA that the demolition and construction works can be carried out to ensure the structural stability of the adjoining property to the west. This should be carried out by a suitably qualified person and I recommend the inclusion of such a condition, in the event of a grant.

Precedent

- 7.7.4. The third party raises that the proposed development will set a precedent for similar proposals along Railway View Road. While I note the concerns raised, all appeal cases are assessed and determined on their own merits having regard to the sensitivity of the receiving environment and the specifics of the proposed development. In this regard, I am satisfied that the proposed development is broadly consistent with development in the wider town centre area.

8.0 AA Screening

- 8.1.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 8.1.2. The appeal site is located in Macroom town centre and within its development boundary. The site is zoned 'Town Centre / Neighbourhood Centre'.
- 8.1.3. The closest European site, relative to the appeal site is SAC: 000108 - The Gearagh SAC – approx. 1.48 km to the south.
- 8.1.4. The proposed development comprises the change of use of 1 no. dwelling to 2 no. apartments and to construct an extension onto same, and the construction of 2 no. apartments in a separate apartment block to the rear of the existing dwelling. No nature conservation concerns were raised in the grounds of the appeal.

- 8.1.5. The planning authority considered that there was no requirement for appropriate assessment, the project was screened out due to the lack of ecological or hydrological connection between the development site and any European site.
- 8.1.6. The River Sullane runs to the north of the town centre, however there are no watercourses noted to be shown located at or in the immediate vicinity of the appeal site.
- 8.1.7. The proposed development will discharge wastewater via the public mains and surface water via SuDS.
- 8.1.8. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site. The reason for this conclusion is as follows:
- The nature, scale and location of the development.
 - The absence of any hydrological connection to any European site.
 - To the location of the project and separation distance to any European Sites.
 - To the conclusion of the PA.

I consider that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on any European designated site(s). As appropriate assessment is therefore not required.

9.0 Water Framework Directive

- 9.1.1. The appeal site is located c. 319 m to the south of the Sullane River namely IE_SW_19SO20480 (EPA name www.catchments.ie). Surface water and ground water are noted to be 'good status'. The proposed development comprises of the change of use to 2 apartments, extension, demolish shed, 2 apartments together with all associated site works.
- 9.1.2. No water deterioration concerns were highlighted in the reports of the PA.
- 9.1.3. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status

(meaning both good chemical and good ecological status), and to prevent deterioration.

- 9.1.4. 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.

The reason for this conclusion is as follows:

- The nature and scale of the development which is located in Macroom town centre, the zoning objective for the site and the availability of pipe water and wastewater services.
- The location-distance from the nearest water bodies and lack of hydrological connections.

- 9.1.5. 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.

10.0 Recommendation

I recommend that permission is granted, subject to conditions as set out below.

11.0 Reasons and Considerations

Having regard to the location of the proposed development within Macroom town centre, the zoning objective for the site, the established pattern of development within the vicinity of the site, and the design and layout of the proposed development, it is considered that, subject to compliance with the conditions set out below, that the proposed development would be in accordance with the provisions of the Cork County Development Plan 2022-2028, would be acceptable in terms of design and scale, would be acceptable in terms of traffic safety and would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

12.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 09th day of December 15th 2024 and as amended by Further Information received on the 03rd day of April 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The proposed development shall be amended as follows:</p> <p>(a) The first floor spaces serving apartment units 3 and 4 shall be reconfigured such that the proposed bedroom accommodation shall be relocated to the north and the proposed bathrooms relocated to the south, within the internal floor plan layout.</p> <p>(b) The north and south facing elevations of the apartment block shall be revised to reflect the amendments carried out to the first floor.</p> <p>Revised plans and elevations incorporating the above amendments shall be submitted to the Planning Authority for written agreement, prior to commencement of development. In default of agreement, the matter(s) in dispute shall be referred to An Comissiún Pleanála for determination.</p> <p>Reason: In the interest of the protection of residential amenity.</p>
3.	<p>Details of the materials, colours and textures of all the external finishes to the proposed structures shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p>

	<p>Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.</p>
4.	<p>Prior to the commencement of development the developer shall enter into a Connection Agreement(s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.</p> <p>Reason: In the interest of public health and to ensure adequate water/wastewater facilities.</p>
5.	<p>The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of residential and visual amenity.</p>
6.	<p>Final design details in respect of the drainage arrangements including the attenuation of and disposal of surface water and the implementation of Sustainable Urban Drainage Measures, shall be submitted to and agreed in writing with the Planning Authority, prior to commencement of development.</p> <p>Reason: In the interest of public health and surface water management.</p>
7.	<p>All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be relocated underground as part of the site development works.</p> <p>Reason: In the interests of visual and amenity.</p>
8.	<p>Public lighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development. Such lighting shall be provided prior to</p>

	<p>the making available for occupation of any residential unit.</p> <p>Reason: In the interest of amenity and public safety.</p>
9.	<p>Proposals for naming and number of the proposed scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all street signs, and house numbers, shall be provided in accordance with the agreed scheme. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).</p> <p>Reason: In the interest of urban legibility.</p>
10.	<p>(a) Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.</p> <p>(b) Prior to commencement of development, the developer shall demonstrate that the construction works can be carried out to ensure the structural stability of the adjoining property to the west. This shall be carried out by a suitability qualified person.</p> <p>Reason: In the interest of orderly development, public safety and to safeguard adjoining third party property</p>
11.	<p>A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.</p> <p>Reason: In the interest of traffic safety and convenience.</p>

12.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays.</p> <p>Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
13.	<p>Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all relevant residential units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.</p> <p>Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.</p>
14.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún 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>
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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.

Clare Clancy
Planning Inspector

26th August 2025

Form 1 - EIA Pre-Screening

Case Reference	ABP-322572-25
Proposed Development Summary	Change of use to 2 apartments, extension, demolish shed, 2 apartments together with all associated site works.
Development Address	Railway View, Sleveen East, Macroom, 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	

<p>development under Article 8 of the Roads Regulations, 1994.</p> <p>No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p>EIA is Mandatory. No Screening Required</p>	
<p><input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p>Preliminary examination required. (Form 2)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	<p>Part 2:</p> <p>Class 10(b)(i) Construction of more than 500 dwelling units</p> <p>Class 10(b)(iv) Urban Development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.</p> <p>Site area is 0.0285 ha</p>

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

Inspector: _____ Date: _____

Form 2 - EIA Preliminary Examination

Case Reference	ABP-322572-25
Proposed Development Summary	Change of use to 2 apartments, extension, demolish shed, 2 apartments together with all associated site works.
Development Address	Railway View, Sleeven East, Macroom, 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).	<p>The proposed development comprises the change of use of 1 no. dwelling to 2 no. apartments, the demolition of a small shed, the construction of an extension to the rear of the existing dwelling and the construction of a 2 no. apartment block to the rear of the existing dwelling, and all associated site works (total 4 no. units to be provided).</p> <p>The site has a stated area of 0.0285 ha. The proposed development will have a gross floor area of 222.8 m² (4 units).</p> <p>It is located in a serviced area with water mains and piped sewer connection.</p> <p>It does require substantial demolition works, or the use of substantial natural resources, or give rise to significant risk of pollution or nuisance.</p> <p>The development by virtue of its type does not pose a risk of major accident and/or disaster, or is vulnerable to climate change.</p>
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).	<p>The development is located in the town centre that is served by public infrastructure.</p> <p>At operational stage, the proposed development will connect to the existing wastewater and stormwater network. Water supply will be via the mains water network. Waste water and surface water will be via piped sewer. No objection has been raised by Uisce Éireann in terms of capacity constraints.</p> <p>It is not considered that any significant cumulative environmental impacts will result when considered in accumulation with existing developments.</p> <p>There are no identified risks of accidents or disasters, nor is there an obvious risk to human health that result from the proposed development.</p> <p>The proposed development will not give rise to the production of significant waste, emissions or pollutants.</p>

<p>Types and characteristics of potential impacts</p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>During construction phase, noise dust and vibration emissions are likely. However any impacts would be local and temporary in nature and the implementation of standard construction practice measures would satisfactorily mitigate potential impacts.</p> <p>No significant impacts on the surrounding road network are considered likely at operational stage.</p> <p>The development is removed from sensitive natural habitats and designated sites.</p> <p>Having regard to the modest nature and low impact characteristics of the proposed development, its location which is at a remove 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 environment.</p>
Conclusion	
<p>Likelihood of Significant Effects</p>	<p>Conclusion in respect of EIA</p>
<p>There is no real likelihood of significant effects on the environment.</p>	<p>EIA is not required.</p>
<p>There is significant and realistic doubt regarding the likelihood of significant effects on the environment.</p>	
<p>There is a real likelihood of significant effects on the environment.</p>	

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)

WFD – Stage 1 Screening

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	322572-25	Townland, address	Railway View, Sleeven East, Macroom, Co.Cork
Description of project		Change of use to 2 apartments, extension, demolish shed, 2 apartments together with all associated site works	
Brief site description, relevant to WFD Screening,		The site is located Macroom town centre on zoned lands. The Sullane River is located c. 300 m to the north of the appeal site. There are existing piped infrastructure services to which it is proposed to connected the new development.	
Proposed surface water details		Surface water will be discharged via SuDS to the public sewer.	
Proposed water supply source & available capacity		The proposed development will be serviced by piped public water mains. A pre-connection enquiry submitted confirms by Uisce Éireann that the connection is feasible without infrastructure upgrade.	
Proposed wastewater treatment system & available capacity, other issues		The proposed development will be serviced by piped public wastewater connection. No objection was raised by Uisce Éireann regarding connection to same or the PA.	
Others?		Not applicable	