



An  
Coimisiún  
Pleanála

## Inspector's Report ABP-322592-25

<b>Development</b>	Construction of house, demolition of garage, and retention of walls and alterations, with associated works.
<b>Location</b>	Dunshane, 14 Belmont Park, Ballinlough, Cork
<b>Planning Authority</b>	Cork City Council
<b>Planning Authority Reg. Ref.</b>	2543698
<b>Applicant(s)</b>	Sean Coleman
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Refuse x 2
<b>Type of Appeal</b>	First Party
<b>Appellant(s)</b>	Sean Coleman
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	1 <sup>st</sup> July 2025
<b>Inspector</b>	Mary Crowley

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## 1.0 Site Location and Description

- 1.1. The appeal site with a stated area of 0.035 ha is located at Dunshane, 14 Belmont Park, Ballinlough c2.4km to the southeast of Cork City Centre. The site comprises an existing end of terrace semi-detached, two storey dwelling with rear domestic garage. The property has an existing vehicle access on the northeastern corner of the site. There is off street parking available to the front, side and rear garden of the site. Ballinlough is an established low density residential suburb of Cork City. The area is characterised by a series of pairs of semi-detached dwelling units comprising two storeys, two bay dwellings. I refer to the photos available to view throughout the file. Together with a set of photographs of the site and its environs taken during the course of my site inspection serve to describe the site and location in further detail.

## 2.0 Proposed Development

- 2.1. Permission is sought for the following:
- construction of a new two storey 2 bed domestic dwelling (89.54 sqm),
  - demolition of existing garage (46.83 sqm),
  - alterations to existing boundary wall/gate, to include a new pedestrian and vehicular entrance, off Sunnyside
  - permission for retention of boundary walls, entrance porch and elevation alterations to existing dwelling (101.15 sqm)
  - together with all associated site development works.
- 2.2. The development will be served by a new connection to the public water mains and the public sewer. Surface water will be disposed of by way of the public sewer / drain.

## 3.0 Planning Authority Decision

### 3.1. Decision

- 3.1.1. Cork City Council issued notification of decision to **refuse permission** for 2 no reasons relating to (1) overdevelopment of the site and (2) substandard level of residential development as follows:

- 1) *It is considered that the proposed development by reason of its design, layout and relationship with adjoining properties would constitute an inappropriate scale and form of development, which would be out of character with the established residential character of the area. The proposed development would set an undesirable precedent for similar type developments in the future, would represent overdevelopment of the site, would be out of character with the area and would, therefore, be contrary to the proper planning and sustainable development of the area.*
- 2) *The proposed development would fail to provide an adequate standard of residential accommodation in accordance with Objective 11.3 'Housing Quality and Standards' of the Cork City Development Plan 2022 - 2028 and the 'The Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities, 2024' guidelines. The proposed development would therefore, if permitted, result in a substandard level of residential amenity and would seriously injure the amenities of occupiers of the proposed development, contrary to the proper planning and sustainable development of the area.*

### 3.2. Planning Authority Reports

#### 3.2.1. Planning Reports

- 3.2.2. The **Executive Planner** (Case Planner) recommended that permission be refused for three reasons summarised as follows:

- 1) The proposed development would be contrary to the requirements of Objective 11.1 of the Cork City Development Plan 2022 - 2028 which states that residential developments should “*deliver a quality-of-life which residents and visitors are entitled to expect, in terms of amenity, safety and convenience and enhance and protect the built and natural heritage*”.
- 2) The proposed development by reason of its design, layout and prominent location and relationship with adjoining properties would constitute an inappropriate scale and form of development, which would be out of character with the established residential character of the area.

- 3) Substandard level of residential amenity and would seriously injure the amenities of occupiers of the proposed development, contrary to the proper planning and sustainable development of the area.

3.2.3. In line with the recommendation of the Case Planner, the Senior Executive Planner recommended that permission be refused for two reasons summarised as follows. Reason No 1 as recommended by the Case Planner above was omitted. The words "and prominent location" were omitted by the Senior Executive Planner in Refusal Reason No 2. Reason No 3 is as it was set out by the Case Planner without change.

- 1) The proposed development by reason of its design, layout and prominent location and relationship with adjoining properties would constitute an inappropriate scale and form of development, which would be out of character with the established residential character of the area.
- 2) Substandard level of residential amenity and would seriously injure the amenities of occupiers of the proposed development, contrary to the proper planning and sustainable development of the area.

3.2.4. In line with the recommendation of the Case Planner and the Senior Executive Planner, the Senior Planner recommended that permission be refused for two reasons summarised as follows. Both reasons are as per those set out by the Case Planner and amended by the Senior Executive Planner above.

- 1) The proposed development by reason of its design, layout and prominent location and relationship with adjoining properties would constitute an inappropriate scale and form of development, which would be out of character with the established residential character of the area.
- 2) Substandard level of residential amenity and would seriously injure the amenities of occupiers of the proposed development, contrary to the proper planning and sustainable development of the area.

3.2.5. The notification of decision to refuse permission issued by Cork City Council reflects the recommendation of the Section Planner above.

3.2.6. Other Technical Reports

- **Planning & Integrated Development - Part V Certificate of Exemption**

- **Environment Section** - No objection to grant of permission subject to conditions in relation to construction works and noise.
- **Drainage Section** – Drainage information provided is inadequate and a request for further information is required in relation to proposals to integrate green and blue infrastructure measures to offset peak flood flows, maximum permitted discharge rate from the development, Confirmation of Feasibility (CoF) from Uisce Éireann which explicitly consents to the discharge of stormwater to the public combined sewer, private common drainage is not permitted and soakaways are to be located a minimum of 5m away from buildings and 3m from property boundaries.
- **Urban Roads & Street Design (Planning)** – Further information requested in relation to the driveway entrance(s) to be no wider than 3m in accordance with the paragraph 11.145 of the City Development Plan and details demonstrating sightlines as per DMURS guidance, clear of obstruction from a setback of 2.4m from the edge of the carriageway from the proposed vehicular access onto Belmont Park Road
- **Planning & Integrated Development (Contributions) (x2)** - No objection to grant of permission subject to Contribution condition(s) being attached. Calculations are provided within both reports. The two separate reports provide the same recommendation, but the amount payable varies slightly between €4311.86 and €4320.31.

### 3.3. Prescribed Bodies

3.3.1. None

### 3.4. Third Party Observations

3.4.1. None

## 4.0 Planning History

4.1. No planning history has been made available with the appeal file and there is no evidence of any previous appeal at this site. The following planning history, relating

to adjacent sits has been submitted with the Planning Statement submitted with the planning application and the first party appeal:

- **Reg Ref 99/23174** – Permission granted in 1999 for the construction of a ground floor extension with pitched roof at 1 Belmont Avenue, Ballinlough
- **Reg Ref 06/31223** – Permission granted in 2007 for the demolition of the existing domestic garage and to construct a two-storey dwelling house, site entrance and all associated site works at 72 Beechwood, Ballinlough.
- **Reg Ref 16/36777** – Permission granted in 2016 for the erection of a granny flat at the side of their dwelling and for 2 no roof lights in the existing single storey rear extension and for planning permission for the retention of 2 no roof lights front and rear in the existing dwelling at 85 Beechwood Park, Ballinlough.
- **Reg Ref 20/39118** – Permission granted in 2000 for the demolition of a front porch, single storey side and rear extension, and the construction of a two-storey side and rear extension, single storey side extension, alterations to existing front and rear elevations at 5 Belmont Park, Ballinlough.
- **Reg Ref 22/41220** – Permission granted for the demolition of existing single storey extension to rear of existing dwelling and construction of a new two-storey dwelling attached to side of existing dwelling including widening of existing driveway to 3m, along with all associated site works at 44 Somerton Park, Ballinlough.

## 5.0 Policy Context

### 5.1. National Planning Policy

- 5.1.1. **Project Ireland 2040** - The National Planning Framework (NPF) and the National Development Plan Review (NDPR) 2025 combine to form Project Ireland 2040. The NPF sets the vision and strategy for the development of our country to 2040 and the NDP provides the enabling investment to implement that strategy. The updated NDP features annual sectoral capital allocations from 2026 to 2030, and overall capital expenditure ceilings to 2035

### 5.1.2. National Planning Framework



5.1.3. The NPF comprises the Government's proposed long-term strategic planning framework to guide national, regional and local planning and investment decisions over the next 25 years. Part of the vision of the NPF is managing growth and targeting at least 40% of all new housing in existing built-up areas of cities, towns and villages through infill and brownfield sites while the rest of new homes will be targeted on greenfield edge of settlement areas and within rural areas.

5.1.4. **Climate Action Plan 2024**

5.1.5. The Climate Action Plan 2024 sets out the measures and actions that will support the delivery of Ireland's climate action ambition. Climate Action Plan 2024 sets out the roadmap to deliver on Ireland's climate ambition. It aligns with the legally binding economy-wide carbon budgets and sectoral ceilings that were agreed by Government in July 2022. Ireland is committed to achieving climate neutrality no later than 2050, with a 51% reduction in GHG emissions by 2030. These legally binding objectives are set out in the Climate Action and Low Carbon Development (Amendment) Act 2021.

5.1.6. **Climate Action Plan 2025** builds upon last year's Plan by refining and updating the measures and actions required to deliver the carbon budgets and sectoral emissions ceilings and it should be read in conjunction with Climate Action Plan 2024.

5.1.7. **National Biodiversity Action Plan (NBPA) 2023-2030**

5.1.8. The 4th NBAP strives for a "whole of government, whole of society" approach to the governance and conservation of biodiversity. The aim is to ensure that every citizen, community, business, local authority, semi-state and state agency has an awareness of biodiversity and its importance, and of the implications of its loss, while also understanding how they can act to address the biodiversity emergency as part of a renewed national effort to "act for nature". This National Biodiversity Action Plan 2023-2030 builds upon the achievements of the previous Plan. It will continue to implement actions within the framework of five strategic objectives, while addressing new and emerging issues:

- Objective 1 - Adopt a Whole of Government, Whole of Society Approach to Biodiversity
- Objective 2 - Meet Urgent Conservation and Restoration Needs
- Objective 3 - Secure Nature's Contribution to People

- Objective 4 - Enhance the Evidence Base for Action on Biodiversity
- Objective 5 - Strengthen Ireland's Contribution to International Biodiversity Initiatives

## 5.2. National Guidance

- Design Manual for Urban Roads and Streets (2013)

## 5.3. Section 28 Ministerial Guidelines

5.3.1. The following national policy, statutory guidelines, guidance and circulars are also relevant:

- Appropriate Assessment Guidelines (2009)
- Environmental Impact Assessment Guidelines (2018)
- Quality Housing for Sustainable Communities (2007)
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)
- Childcare Facilities Guidelines for Planning Authorities (2020)
- Planning System and Flood Risk Management (2009)
- Part V of the Planning and Development Act 2000 Guidelines (2017)

## 5.4. Development Plan

5.4.1. The operative plan for the area is the **Cork City Development Plan 2022 – 2028**. The site is zoned **ZO 01 Sustainable Residential Neighbourhoods** where the objective is *to protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses*. Residential development is a permissible use under this zoning. Other policies and aims of relevance include:

- **Section ZO 1.1** states that *the provision and protection of residential uses and residential amenity is a central objective of this zoning and that the vision for sustainable residential development in Cork City is one of sustainable residential*

*neighbourhoods where a range of residential accommodation, open space, local services and community facilities are available within easy reach of residents.*

- **Section ZO 1.2** states that *development in this zone should generally respect the character and scale of the neighbourhood in which it is situated. Development that does not support the primary objective of this zone will be resisted.*
- **Strategic Vision 1.5** states that a key component of the strategic Vision for cork City is the development of compact growth, with an aim to deliver 50% of all new homes within the existing built-up footprint of the City on regenerated brownfield, infill and greenfield sites identified in the Core Strategy.
- **Objective 3.4 Compact Growth** - *Cork City Council will seek to ensure that at least 66% of all new homes will be provided within the existing footprint of Cork. Cork City Council will seek to ensure that at least 33% of all new homes will be provided within brownfield sites in Cork.*

*Optimising the potential for housing delivery on all suitable and available brownfield sites will be achieved by inter alia:*

- e) *The development of small and infill sites and the re-use of existing designated and undesignated built heritage assets including those on development sites;*
- **Section 11.139 Infill Development** - *Adaptation of existing housing and re-using upper floors, infill development will be encouraged within Cork City. New infill development shall respect the height and massing of existing residential units. Infill development shall enhance the physical character of the area by employing similar or complementary architectural language and adopting typical features (e.g. boundary walls, pillars, gates / gateways, trees, landscaping, fencing, or railings).*
- **Section 11.12** - *All new development should enrich the urban qualities of the City and its towns, villages and suburbs. A high standard of design is essential to this process, as well as the fostering socially and economically viable communities. Creating a distinctive sense of place taking into account context, character and setting is essential. Development proposals will be assessed on the visual characteristics of the built form and related elements such as aspect and orientation, proportion, the balance of solid to void, the shapes and details of roofs, chimneys, windows and doors and the materials used. Details of walls, gates,*

*street furniture, paving and planting will also be noted. Roof forms should harmonise with and not clash with the city's traditional pitched roof forms. Layouts of buildings and spaces must be designed to ensure that areas are permeable, pleasant, legible and safe.*

▪ **Objective 11.3 Housing Quality and Standards**

- a) High quality functional design: Housing developments should be of a high quality design and provide adequately sized rooms with comfortable and functional layouts, which are fit for purpose without differentiating between tenures;*
- b) Housing quality: Qualitative aspects of development are key to ensuring successful sustainable housing. Table 11.10 sets out key qualitative aspects that should be addressed in the design of housing developments;*
- c) Dual aspect dwellings: Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered to be a more appropriate design solution than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating;*
- d) Daylight Sunlight and Overshadowing: The design of developments should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst, minimising overshadowing and maximising the useability of outdoor amenity space;*
- e) Waste: Housing should be designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables, food waste and residual waste;*
- f) Minimum spatial standards: Housing developments are required to meet the minimum standards defined below.*

▪ **Section 11.66 Placemaking and Quality Design** - *When assessing proposals for residential developments a broad range of issues will be assessed, including (this list is not exhaustive):*

- 1) Design quality (urban design, architecture, landscape, biodiversity, DMURS, SUDS);*

- 2) *Site features and context;*
- 3) *Residential Density;*
- 4) *Building height;*
- 5) *Residential mix (dwelling type, size, tenure, and specialist housing);*
- 6) *Existing neighbourhood facilities and the need for additional facilities;*
- 7) *Integration with the surrounding environment in terms of built form and the provision of walking / cycling permeability;*
- 8) *Transport and accessibility (including cycle parking, car parking , site access, transport impact);*
- 9) *Residential amenity of scheme proposed (homes, private space, communal space, and public space);*
- 10) *Impacts on residential amenity of surrounding areas (e.g. overlooking, daylight, sunlight and overshadowing);*
- 11) *Utilities provision*
- 12) *Waste management*

- **Section 11.89 Housing Quality and Standards** - *The minimum size of habitable rooms for houses and apartments / flats shall conform with appropriate National guidelines or standards in operation at the date of application for planning permission, including the minimum dimensions as set out in ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’ (2018), and ‘Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes Sustaining Communities’ (2007 ).*

## 5.5. Natural Heritage Designations

- 5.5.1. The appeal site is not located within any designated Natura 2000 sites. The nearest designated sites are Cork Harbour SPA (site code 004030) (c0.8km) and the Great Island Channel cSAC (site code 001058) (c7.2km).

## 6.0 EIA Screening

- 6.1. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this

report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

## **7.0 The Appeal**

### **7.1. Grounds of Appeal**

7.1.1. The first party appeal against the notification of decision to refuse permission has been prepared and submitted by Coakley O'Neil Town Planning Consultants and may be summarised as follows:

#### **7.1.2. Refusal Reason No 1 – Overdevelopment of the site**

7.1.3. The proposal does not represent an inappropriate scale and form of development, out of character with the established residential character of the area. The proposal is for a residential dwelling. It cannot therefore be considered “out of character with the existing residential character of the area”.

- There are several examples of similar infill dwellings in the area (documented in the appeal), most notably directly adjoining the subject site, the dwelling known as “Stenora”, illustrated in the appeal submission. In this regard, the proposed development cannot be seen to set a precedent. Over the past 20 years the area has undergone considerable redevelopment. The extent of modification to dwellings in the immediate area is indicated by the extent of planning permission granted, as illustrated in the extract from the City Councils planning register map submitted with the appeal. Added to those dwellings modified by way of exempted development, it can be seen that a considerable majority of dwellings in the area have been subject to some extent of modifications or development in the past. It is therefore submitted that the proposed dwelling is not out of character with the dwellings in the vicinity, a number of which have been recently extended and are often of a far greater size and scale.
- Any suggestion that there is a uniform building line on the adjoining public road, or indeed elsewhere in the vicinity, is mistaken and misleading. The separation

distance of the proposed dwelling from the public road, highlighted in the Planning Authority's reports, reflects the building line established at Avoca, No 1 Belmont Avenue. There is no policy or objective in the Cork City Development Plan 2022 requiring the retention of building lines or otherwise.

- The ridge and eaves heights proposed for the new dwelling are lower than existing and the materials to be used reflect those as existing. The proposed dwellings size has been designed to harmonize with the existing character and the finishes and overall treatment will be sympathetic to the immediate area.
- The proposal would not be out of keeping with the pattern established by the houses already permitted within the immediate area and thus cannot be considered to be out of character or visually incongruous with the surrounding area. Given this established precedent it cannot be considered that the proposed development would set an undesirable precedent for a proliferation of similar development in the area.
- In terms of size, the site is not restricted, it is capable by all modern planning and design standards to accommodate a single dwelling, leaving both the existing and new dwellings with sufficient accommodation and amenity space which is above statutory standards.
- Any level of overshadowing arising would not be exceptional in its context. The main area to be overshadowed would be the public road.
- Existing rear windows on properties in the immediate area already lead to a degree of overlooking of rear gardens. This is an inevitable consequence of the nature and design of suburban housing estates and that any overlooking arising in this instance to be acceptable in this context.

#### **7.1.4. Refusal Reason No 2 – Substandard level of residential development**

7.1.5. The drawings submitted were misread or misinterpreted by the Planning Authority as the relevant garden and rooms sizes actually exceed the standards set out in the Guidelines.

- The extent of the private amenity space for the new dwelling is 43.05 sqm. Drawing No 1009.5 refers.
- The extent of private amenity space remaining for the existing dwelling is 54.38 sqm. Drawing No 1009.5 refers.

- The bedroom sizes of the proposed dwelling are both 13.3 sqm, above the target sizes of 11.4 sqm and 13 sqm.

The proposal complies with all other relevant design standards in terms of room sizes and widths etc as per the Quality Housing Guidelines.

7.1.6. With regard to the refusal reason reference to Objective 11.3 the Commission is asked to note the following:

- The proposed development incorporates adequately sized rooms with comfortable and functional layouts, which are fit for purpose and do not differentiate between tenures.

7.1.7. In respect of Table 11.10

- a) The built form, massing and height of the development is appropriate
- b) The spaces between and around buildings, is appropriate.
- c) The site layout, orientation and desing of the dwellings is appropriate
- d) No communal outside amenity spaces are necessary
- e) Private amenity space is usable
- f) Designed to allow maintenance activities to be undertaken with ease, sufficient levels of secure, covered and conveniently located externally accessible storage is proposed.

7.1.8. The dwelling is dual aspect, provides sufficient daylight and sunlight to new and surrounding housing, is designed with adequate and easily accessible storage space and meets all relevant standards.

7.1.9. The proposal demonstrates a strong compliance with Objective 11.2, contrary ot the Planning Authority's view.

7.1.10. **Other Matters**

7.1.11. **Traffic Safety** - The Commission is asked to note the site layout plan Drawing No 1009.5 submitted illustrating that the vehicular entrances are no wider than 3m. Additionally, the adjacent boundary walls are to be no higher than 1m, increasing the visibility from the existing dwelling. The proposal will not give rise to any traffic safety issues as a result of the development.



## **7.2. Planning Authority Response**

7.2.1. None

## **7.3. Observations**

7.3.1. None

## **7.4. Further Responses**

7.4.1. None

## **8.0 Assessment**

8.1. This assessment is based on plans submitted to the Planning Authority on the 5<sup>th</sup> March 2025 together with details and particulars submitted to An Coimisiun Pleanála with the first party appeal including Site Layout Plan Drawing No 1009.5.

8.2. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the report/s of the local authority, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive planning issues in this appeal to be considered under the following general headings:

- Principle
- Refusal Reason No 1 – Residential Character of the Area
- Refusal Reasons No 2 – Residential Amenity of Occupiers
- Traffic Safety
- Conditions
- Other Issues

## **8.3. Principle**

8.3.1. Permission is sought for the construction of a new two - storey 2 bed domestic dwelling, demolition of existing garage, alterations to existing boundary wall/gate, to include a new pedestrian and vehicular entrance, permission for retention of boundary

walls, entrance porch and elevation alterations to existing dwelling together with all associated site development works.

8.3.2. The appeal site constitutes a serviced infill development site, located within an established built-up suburban residential area in close proximity to Cork City Centre. The site benefits from close proximity to existing facilities, services and public transport. The site is zoned *ZO 01 Sustainable Residential Neighbourhoods* and where residential development is a permissible use.

8.3.3. Having regard to the zoning objective for the site together with the location of the site I am satisfied that the principle of an infill dwelling house is acceptable subject to the acceptance or otherwise of site specifics / other policies within the development plan and government guidance.

#### **8.4. Refusal Reason No 1 – Residential Character of the Area**

8.4.1. Cork City Council in their first reason for refusal raised concerns in relation the design, layout and relationship with adjoining properties that it would be out of character with the area and set an undesirable precedent as follows:

*It is considered that the proposed development by reason of its design, layout and relationship with adjoining properties would constitute an inappropriate scale and form of development, which would be out of character with the established residential character of the area. The proposed development would set an undesirable precedent for similar type developments in the future, would represent overdevelopment of the site, would be out of character with the area and would, therefore, be contrary to the proper planning and sustainable development of the area.*

8.4.2. The proposed development comprises the construction a two storey two-bedroom domestic detached dwelling (89.54 sqm) in the rear garden of an existing two storey dwelling house with new vehicular access to Sunnyside (road) to the north. The proposed scale, layout and relationship to adjoining properties is reflective of the compact nature of this infill site and does not overwhelm or dominate the original form or appearance of the parent house or the dwelling house immediately adjoining the site to the west. While the scheme is less than innovative in terms of elevational treatment and design, I am satisfied that the proposed elevational treatment is

respectful to its location and will not have a significant negative impact on the character or visual amenities of this established residential area or the overall streetscape.

- 8.4.3. I note the reference to precedent in the reason for refusal. As mentioned above this is an established residential suburb where it is reasonable to expect developments of this nature. Any planning application would be subject to the full rigours of the development management process and would be considered from first principles. I do not therefore consider this matter to be material to the consideration this appeal.
- 8.4.4. Having regard to the scale and location of the proposed house I do not consider that the scheme would if permitted, form an unduly overbearing or dominant element when viewed from the adjoining properties or surrounding areas and that to permit same would constitute an appropriate scale and form of development. It is recommended that Refusal Reason No 1 is set aside.

## **8.5. Refusal Reason No 2 – Residential Amenity of Occupiers**

- 8.5.1. Cork City Council in their second reason for refusal raised particular concerns in relation to the development resulting in a substandard level of residential amenity for future of occupiers as follows:

*The proposed development would fail to provide an adequate standard of residential accommodation in accordance with Objective 11.3 'Housing Quality and Standards' of the Cork City Development Plan 2022 - 2028 and the 'The Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities, 2024' guidelines. The proposed development would therefore, if permitted, result in a substandard level of residential amenity and would seriously injure the amenities of occupiers of the proposed development, contrary to the proper planning and sustainable development of the area.*

- 8.5.2. The Case Planner in their report makes particular reference to the building line, private open space, minimum standards of room sizes and overshadowing and overlooking.
- 8.5.3. In terms of the private open space and the minimum standards of room sizes I refer to SPPR 2 Minimum Private Open Space Standards for Houses as set out in Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) and Section 5.3.2 and Table 5.1 Space provision and room sizes

for typical dwellings as set out in the Quality Housing for Sustainable Communities (2007).

8.5.4. In the assessment of the minimum standards I refer to the Planning Statement and plans and particulars submitted with the application together with Site Layout Plan Drawing No 1009.5 submitted with the first party appeal that indicates private amenity spaces at the proposed new house and the reduced private amenity area proposed to serve the existing house and note the following:

- The extent of the private amenity space to the rear of the new dwelling as set out in Site Layout Plan Drawing No 1009.5 is 43.05 sqm. The area identified as 26.9 sqm on the drawings submitted with the application only referred to the grassed area and not the full private amenity space to the rear of the dwelling that would be available to residents. I am satisfied that the private open space proposed to serve the proposed house is in compliance with SPPR 2 - Minimum Private Open Space Standards for Houses of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) where the minimum private open space standards for a 2 bed houses is 30 sqm.
- The extent of private amenity space remaining to serve the existing dwelling is 54.38 sqm as set out in Site Layout Plan Drawing No 1009.5. I accept the applicant's position that the area identified as 22.8 sqm on the drawings submitted with the application only referred to the grassed area and not the full private amenity space to the rear of the dwelling that would be available to residents. It is not readily evident if the house to be retained on site is a 2 bed, 3 bed or 4+ bed house. Regardless I am satisfied that the private open space proposed to serve the proposed house is in compliance with SPPR 2 - Minimum Private Open Space Standards for Houses of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) where the minimum private open space standards for a 4+ bed houses is 50 sqm.
- The bedroom sizes proposed in the new dwelling are both 13.3 sqm. This includes a storage area of 1.4 sqm in both bedrooms. Section 5.3.2 of the Quality Housing for Sustainable Communities (2007) requires that a double bedroom be at least 11.4 sqm and that the area of the main bedroom should be at least 13 sqm in a dwelling designed to accommodate three or more persons. I further note the open

plan ground floor living room / dining area / kitchen together with Section 6.19 of the Planning Statement submitted with the application where the proposed dwelling floor area and target dwelling standards are presented. I am satisfied that the proposed dwelling complies with the Quality Housing for Sustainable Communities (2007) in terms of minimum standards of room sizes and that no significant issues arise in this regard.

8.5.5. In terms of the proposed building line, I note the concerns raised by the Case Planner that the existing adjacent residential property to the west of site is located behind the rear wall of the proposed dwelling whereby the proposed dwelling will significantly break the building line along this road. It is accepted that the building line can play an important role in shaping the urban landscape and character by contributing to the coherence and uniformity of the streetscape by maintaining a consistent setback and rhythm along a street. As pointed out by the applicant and as observed on day of site inspection the character of the surrounding area is a mixture of detached, semi-detached and terraced dwellings characterised by a variety of plot sizes, rear gardens and front gardens. While the proposed house steps forward of the adjoining properties I am satisfied, having regard to the design and scale of the proposed dwelling that it will not detract from the uniformity and coherence of the street to such an extent as to warrant a refusal of planning permission. I am therefore satisfied that no issues arise in this regard.

8.5.6. Objective 11.3 'Housing Quality and Standards' of the Cork City Development Plan 2022 – 2028, as referenced in the second reason for refusal is set out in full in Section 5.4 of the report above. Having regard to the proposed scheme I would set out the following having regard to criteria set out in the Objective:

- As demonstrated above, the proposed development incorporates adequately sized rooms with comfortable and functional layouts, which are fit for purpose
- In respect of Table 11.10 Qualitative design aspects to be addressed in housing developments:
  - The built form, massing and height of the development is appropriate for its context.
  - The layout of the scheme, including spaces between and around buildings, is appropriate.

- The site layout, orientation and design is appropriate for this compact in fill site
  - No communal outside amenity spaces are necessary
  - Private amenity space is usable and has a balance of openness and protection, appropriate for its outlook and orientation
  - The development ensures that the experience of arrival is comfortable, accessible and fit for purpose; features are designed to allow maintenance activities such as window cleaning, to be undertaken with ease
- The dwelling is dual aspect
  - While this is a compact infill site proximate to existing dwellings in the immediate area I am satisfied that the proposed development will provide sufficient daylight and sunlight to both the scheme itself and surrounding housing that is appropriate for its context.
  - The proposal provides sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst minimising overshadowing and maximising the useability of outdoor amenity space
  - The dwelling is designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables, food waste and residual waste.
  - The dwelling meets all relevant standards.

8.5.7. Overall, I am satisfied having regard to the zoning objective for the site, its location within an established residential area, the orientation of the scheme relative to adjoining dwellings and its layout within the site that the development will not have an adverse impact on the amenities enjoyed by future occupants of the scheme.

8.5.8. The proposed development strikes an appropriate and reasonable balance between the provision of a suitable dwelling house on this compact serviced infill site, the protection of the amenities and privacy of adjoining dwellings and the amenities of future residents. It is therefore recommended that Refusal Reason No 2 is set aside.

## **8.6. Traffic Safety**

8.6.1. In order to facilitate access to the proposed new dwelling a new vehicular entrance is proposed on the northern boundary of the site. The Case Planner raised concerns that the proposed dwelling will block the required visibility in one direction (westerly)

and that *this was considered to be a road and traffic safety concern*. In addition, Cork City Council Urban Roads & Street Design Section raised concerns in relation to the driveway width and also sightlines and requested further information summarised as follows:

- Driveway entrance(s) shall be no wider than 3m in accordance with the paragraph 11.145 of the City Development Plan.
- Sightlines as per DMURS, clear of obstruction from a setback of 2.4m from the edge of the carriageway from the proposed vehicular access onto Belmont Park Road

8.6.2. This request is quoted in full in the Case Planners report, but no further analysis or commentary is provided. It is noted that the word “safety” was mentioned in the Case Planners recommended first reason for refusal (negative impact on amenity for future residents) but that this reason for refusal was later omitted.

8.6.3. The applicant in their appeal submission included Site Layout Plan Drawing No 1009.5 that illustrated that the proposed new vehicular entrance is no wider than 3m. This aligns with the plans and particulars submitted with the application. I am satisfied that no issues arise in this regard.

8.6.4. The existing roadside boundary to Sunnyside (north) is 2.2 metres. In the application to Cork County Council the new roadside boundary wall to Sunnyside and to the side of the entrance door to the proposed house adjoining the off-street car parking area is to be reduced to 1.1m in height. In Site Layout Plan Drawing No 1009.5, submitted with the appeal, the above-mentioned boundary walls are to be no higher than 1m. I also note from Boundary Wall Alterations Drawing No 1007 and Demolitions Images Drawing No 1008, both submitted with the application, that the serving the existing dwelling house is 4 m wide and that it is proposed to demolish and replace the existing gates in their existing position with new gates and pillar, no higher than 1 metre. I am satisfied that no issues arise in this regard.

8.6.5. I agree with the applicant that both the existing dwelling and proposed new dwelling are located in a well-established residential area that is characterised by reduced speeds as observed on day of site inspection. Given the established provision of off street car parking at the existing house on site together of the location of the appeal site within an established residential neighbourhood I am satisfied that the vehicular

movements generated by the proposed development would not have a significant material impact on the current capacity of the road network in the vicinity of the site or conflict with traffic or pedestrian movements in the immediate area. I consider the works proposed, as amended by Site Layout Plan Drawing No 1009.5, to be acceptable at this location. Accordingly, I am satisfied that the proposed development will not result in the creation of a traffic hazard.

## **8.7. Conditions**

**8.7.1. Cork City Environment Section** – In their report stated that they had no objection to the development subject to 3 no conditions as set out in their report that relate to construction works and noise. I have considered the conditions as set out in the report and I am satisfied that these matters can be dealt with by way of the Commissions standard construction conditions. Conditions No 10 as set out in Section 12.0 Conditions below refers.

**8.7.2. Cork City Council Drainage Section** – In their report it is stated that the drainage information provided is inadequate and a request for further information is required. The request is quoted in full in the Case Planners report, but no further analysis or commentary is provided. The matter was not referenced in the third party appeal submission. The concerns raised may be summarised as follows:

- Full details of the proposed storm water drainage, including discharge location to be provided.
- Maximum permitted discharge rate from the development shall be limited to the 1 in 1 - year greenfield rate. Details and calculations to be provided.
- If it is proposed to discharge stormwater to the existing combined sewer, a Confirmation of Feasibility (CoF) from Uisce Éireann for same is to be provided.
- A private common drainage is not permitted. The dwellings shall have separate drainage systems and separate connections to the public sewerage.
- If soakaways are deemed suitable and proposed for the site, they shall be designed in accordance with BRE Digest 365.

**8.7.3.** I note from the planning application that the development will be served by a new connection to the public water mains and the public sewer and that surface water will be disposed of by way of the public sewer / drain. I have considered the Drainage



report, and I am satisfied, having regard to the nature and scale of the residential development proposed at this location that matters pertaining to storm water drainage can be dealt with by way of the Commissions standard condition. Conditions No 4 and 5 as set out in Section 12.0 Conditions below refers.

8.7.4. **Cork City Council Urban Roads & Street Design (Planning)** – Please refer to Section 8.6 Traffic Safety above where the concerns raised in this report are addressed.

- **Cork City Council Planning & Integrated Development (Development Contributions)** (x2) - I refer to both reports of Planning & Integrated Development (Contributions) (x2) and the Cork City Council General Development Contributions Scheme. The proposed scheme is not exempt from the contribution scheme. I note that both reports of the Planning & Integrated Development (Contributions) recommend that a Development Contribution condition is attached. However, the amount payable in both reports' payable varies slightly between €4311.86 and €4320.31. This matter has not been raised in the appeal. It is recommended that should the Commission be minded to grant permission that a standard Section 48 Development Contribution condition is attached and that the amount payable be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiun Pleanála.

## 8.8. Other Issues

8.8.1. **Flood Risk Assessment** - The proposed development site is not located within flood zones A or B as specified in the Flood Risk Management Guidelines for Planning Authorities 2009. No issues arise in this regard.

## 9.0 AA Screening

9.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.

9.2. The subject site is not located in or adjacent to any European site. The nearest site is Great Island Channel SAC at a distance of just over 800m from the site to the south.

9.3. The proposed development comprises the following:

- construction of a new two - storey 2 bed domestic dwelling (89.54 sqm),
- demolition of existing garage (46.83 sqm),
- alterations to existing boundary wall/gate, to include a new pedestrian and vehicular entrance,
- permission for retention of boundary walls, entrance porch and elevation alterations to existing dwelling (101.15 sqm)
- together with all associated site development works.

The development will be served by a new connection to the public water mains and the public sewer. Surface water will be disposed of by way of the public sewer / drain.

9.4. No nature conservation concerns were raised in the planning appeal.

9.5. 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.

9.6. The reason for this conclusion is as follows:

- The small-scale nature of development in an urban and serviced location.
- The distance to any European site and lack of connections to same.
- The considerations of the planning authority in its screening report.

9.7. I conclude, 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.

9.8. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

## 10.0 Recommendation

10.1. Having considered the contents of the application the provision of the Development Plan, the grounds of appeal and the responses thereto, my site inspection and my assessment of the planning issues, I recommend that permission be GRANTED for the following reason.

## 11.0 Reasons and Considerations

11.1. Having regard to the zoning objective of the area, the design, layout and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure residential or visual amenities, established character or appearance of the area and would, otherwise, 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 submitted to An Commission Pleanála on 22<sup>nd</sup> May 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, or as otherwise stipulated by conditions hereunder, and the development shall be carried out and completed in accordance with the agreed particulars. In default of agreement the matter(s) in dispute shall be referred to An Coimisiun Pleanála for determination.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>A scheme indicating precise details of all boundary treatments including boundary walls to be renewed on the east and southwest of the site, proposed post and panel fencing along the west and north and any proposed boundary planting and landscaping shall be submitted to and agreed in writing with the planning authority prior to the commencement of development on site.</p> <p><b>Reason:</b> In the interest of residential amenity</p>

3.	<p>Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
4.	<p>Prior to the commencement of development, the developer shall enter into a water and wastewater connection agreement with Irish Water.</p> <p><b>Reason:</b> In the interests of public health</p>
5.	<p>Water supply and drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health and surface water management.</p>
6.	<p>The footpath shall be dished at road junction in accordance with the requirements of the planning authority.</p> <p><b>Reason:</b> In the interest of pedestrian safety.</p>
7.	<p>All necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of the works.</p> <p><b>Reason:</b> To protect the amenities of the area</p>
8.	<p>All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. All existing over ground cables shall be relocated underground as part of the site development works.</p> <p><b>Reason:</b> In the interests of visual and residential amenity.</p>
9.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p><b>Reason:</b> In order to safeguard the amenities of property in the vicinity.</p>

10.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.</p> <p><b>Reason:</b> In the interests of public safety and residential amenity.</p>
11.	<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 Coimisiun Pleanála to determine the proper application of the terms of the Scheme.</p> <p><b>Reason:</b> It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.</p>

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

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**Mary Crowley**

**Senior Planning Inspector**

**29<sup>th</sup> July 2025**

## Appendix 1 - Form 1 EIA Pre-Screening

<b>Case Reference</b>	ABP-322595-25
<b>Proposed Development Summary</b>	Construction of two storey dwelling
<b>Development Address</b>	Dunshane, 14 Belmont Park, Ballinlough, Cork
	<b>In all cases check box /or leave blank</b>
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b>  (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes,  - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.  <input type="checkbox"/> No, No further action required.
<b>2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>	
<input checked="" type="checkbox"/> Yes, it is a Class specified in Part 1.  <b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b>	Class 10

<input type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
<b>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?</b>	
<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994.  <b>No Screening required.</b>	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.  <b>EIA is Mandatory. No Screening Required</b>	<b>State the Class and state the relevant threshold</b>
<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.  <b>Preliminary examination required. (Form 2)</b> <b>OR</b> <b>If Schedule 7A information</b>	Class 10(b)(i) - 'Construction of more than 500 dwellings units' – <b>The proposal comprises 1 no residential unit</b>  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 – <b>The site is not located in a business district and has a stated site area of 0.035 ha.</b>



<b>submitted proceed to Q4. (Form 3 Required)</b>	
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<b>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</b>	
<b>Yes</b> <input type="checkbox"/>	
<b>No</b> <input checked="" type="checkbox"/>	<b>Pre-screening determination conclusion remains as above (Q1 to Q3)</b>

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

## Appendix 2 - Form 2 EIA Preliminary Examination

<b>Case Reference</b>	ABP-322595-25
<b>Proposed Development Summary</b>	Construction of two storey dwelling.
<b>Development Address</b>	Dunshane, 14 Belmont Park, Ballinlough, Cork
<b>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</b>	
<b>Characteristics of proposed development</b>  (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	<b>Briefly comment on the key characteristics of the development, having regard to the criteria listed.</b>  The proposal involves the demolition of an existing garage and the construction of a two storey dwellinghouse.  This is a serviced site in a built-up area and the development of which will not likely result in any significant waste emission or pollutants.  The nature and scale of the proposed development will have a visual impact at a local level. However, the scheme would not give rise to significant visual environmental effects in terms of scale and design at a wider spatial level.  Construction materials will be typical of an urban environment and any construction impacts would be local and temporary in nature and the implementation of a Construction Environmental Management Plan by way of a suitably worded condition will satisfactorily mitigate potential impacts.

	<p>There are no SEVESO/COMAH sites in the vicinity of this site.</p> <p>The development has a relatively modest footprint and does not require 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 and scale, does not pose a risk of major accident and/or disaster and therefore presents no risks to human health.</p> <p>There is no real likelihood of significant cumulative effects with other permitted or related developments.</p>
<p><b>Location of development</b></p> <p>(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>	<p><b>Briefly comment on the location of the development, having regard to the criteria listed</b></p> <p>This is an infill, brownfield site in a serviced built-up urban area. The development will implement measures to control surface water run-off.</p> <p>The site is not located within or adjoining any of the following designated / sensitive sites:</p> <ul style="list-style-type: none"> <li>▪ European site (SAC/ SPA/ pSAC/ pSPA)</li> <li>▪ NHA/ pNHA</li> <li>▪ Designated Nature Reserve</li> <li>▪ Designated refuge for flora or fauna</li> </ul> <p>There are no known monuments or other archaeological features on the subject site.</p> <p>The site is not located within or proximate to any designated ACA.</p>

	<p>The site is not at risk of flooding.</p> <p>The site is served by a local urban road network. No significant contribution to traffic congestion is anticipated.</p>
<p><b>Types and characteristics of potential impacts</b></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><b>Having regard to the characteristics of the development and the sensitivity of its location, consider the potential for SIGNIFICANT effects, not just effects.</b></p> <p>Having regard to the nature of the proposed development, its location relative to 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.</p>
<b>Conclusion</b>	
<b>Likelihood of Significant Effects</b>	<b>Conclusion in respect of EIA</b>
There is no real likelihood of significant effects on the environment.	EIA is not required.

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

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

(only where Schedule 7A information or EIAR required)

## Appendix 3 – Water Framework Directive Screening

Screening the need for Water Framework Directive Assessment Determination	
<b>Case Reference</b>	ABP-322595-25
<b>Proposed Development Summary</b>	Construction of two storey dwelling.
<b>Development Address</b>	Dunshane, 14 Belmont Park, Ballinlough, Cork
<p>The subject site is located in an established urban area.</p> <p>The proposed development comprises the construction of a two-story dwelling house. Further details are provided in Section 2.0 of this report above.</p> <p>No water deterioration concerns were raised in the planning appeal.</p> <p>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 &amp; ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration.</p> <p>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.</p> <p>The reason for this conclusion is as follows:</p> <ul style="list-style-type: none"> <li>• the small-scale nature of the development</li> <li>• distance from nearest Water bodies and lack of hydrological connections</li> </ul>	

## **Conclusion**

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

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