



An  
Coimisiún  
Pleanála

## Inspector's Report ACP-322903-25

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<b>Development</b>	Dwelling House and all site works
<b>Location</b>	Almondstown, Clogherhead, County Louth
<b>Planning Authority</b>	Louth County Council
<b>Planning Authority Reg. Ref.</b>	2560227
<b>Applicant(s)</b>	Luke Sharkey
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Refuse Permission
<b>Type of Appeal</b>	First
<b>Appellant(s)</b>	Luke Sharkey
<b>Observer(s)</b>	None.
<b>Date of Site Inspection</b>	06/09/2025
<b>Inspector</b>	Darragh Ryan

## 1.0 Site Location and Description

- 1.1. The existing site is located in open rural countryside in the townland of Almondstown Co.Louth. The site is located to the north of L-6280-12 and consists of agricultural field. There is significant scrub throughout the site that is a feature of the lands at this location. The lands at this location could be classed as underutilised agricultural land. There is an existing mature native boundary to the front of the site. The site slopes away to the south significantly way from the location of the proposed dwelling house. The site is a locally prominent site.
- 1.2. There are a large number of residential dwellings in the vicinity of the proposed site. A significant ribbon of dwelling houses lies to the east of the site with dwellings fronted along the L-6280-12. There is further development along the L-62803. The nearest dwelling is 140m north east of the site. The stated site area is 1.4ha.

## 2.0 Proposed Development

- 2.1. Permission is sought for the construction of the following:
  - Single Storey dwelling ridge height of 5.4m
  - Four bedroom dwelling gross floor area of 212sqm
  - Set back from roadside boundary 18m
  - Waste water treatment system
  - New domestic entrance

## 3.0 Planning Authority Decision

- 3.1. **The Planning Authority issued Decision to refuse permission for two reasons on the 12<sup>th</sup> of June 2025.**

1. Policy Objective HOU 47 of the Louth County Development Plan 2021-2027, as varied, requires applications for rural dwellings to comply with the standards and criteria for Housing in the Open Countryside set out in section 13.9 of Chapter 13. Having regard to the topography of the site, the elevated

position of the proposed dwelling, the excessive removal of mature native hedgerow to facilitate the new access and the sites lack of substantial boundaries and natural features, it is considered the proposed development would be contrary to Policy Objective HOU 47, as a dwelling in this location would result in the further erosion of the rural character of the area, and would militate against the preservation of the rural environment and would set an undesirable precedent for other similar inappropriate development in the vicinity. In addition, long distance views of the site, in a location characterised by a proliferation of one-off rural dwellings would give rise to an unduly prominent and obtrusive development which would exacerbate the already excessive pattern of overdevelopment in this rural area. Accordingly, the development is considered to be contrary to Section 13.9.4 (Site Selection) of the Louth County Development Plan 2021-2027 (as varied) which requires that applications consider the ability of the dwelling to integrate into the surrounding landscape, the existing number of one-off dwellings in the area and the ability of the landscape to absorb further development without further eroding the rural character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The development is contrary to policy objective HOU 42 of the Louth County Development Plan 2021-2027, as varied, which seeks to manage the development of rural housing in the open countryside by requiring any new dwelling to be “appropriately designed” and located so it integrates into the local landscape and does not erode the rural character of the area in which it would be located. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

## 3.2. Planning Authority Reports

3.2.1. There is a single Planning Report on file dated 12<sup>th</sup> of June 2025. The main issues can be summarised as follows:

- Principle of Development Acceptable
- Applicant meets Rural Housing need criteria.
- The level of hedgerow required to be removed to facilitate sightlines for the development is considered excessive at 55m.
- The Planning Authority would have concerns that the removal of this boundary and rising and falling topography of the site would prevent any new dwelling from integrating into the landscape. The site, which falls in levels to the rear does not have the benefit of a substantial backdrop to aid integration.
- A review of the planning history associated with the site found that refusals were recommended for a new dwelling in this location, inter alia, owing to the elevated nature of the site which would render a new dwelling visually obtrusive in the rural landscape. The current proposal would further exacerbate the prominence of the proposed dwelling through the removal of the existing hedgerow, further exposing the dwelling to views from the local road.
- This in combination with the over proliferation of dwellings within the immediate surrounding landscape, means the proposed site is unable to absorb further development. A considerable ribbon of residential development lies to the east of the site, with dwellings fronted along the L-6280-12, and further development located to the north of the site along the L-62803.
- As such, owing to the topography of the site, the proposed removal of a substantial proportion of the roadside hedgerow which is relied upon for screening, as well as the sites lack substantial backdrop and long distances views in a northerly direction makes the site unsuitable for further development. As such the proposed development is considered inappropriate owing to site selection, and the inability of the landscape to absorb further development without further eroding the rural character of the area

- Section 13.9.15 of the Development Management Guidelines requires that existing natural boundaries should be retained. The applicant proposes over 55m of hedgerow be removed/cut back to achieve the required sight lines to ensure safe access and egress from the site. It is considered that the removal of such large swathes of natural hedgerow would have a significant and unwelcomed visual impact upon the landscape and the visual amenity of the area, as well as limiting the sites' ability to absorb the proposed development. In light of the foregoing, I consider that the proposal does not comply with Section 13.9.4 of the Louth County Development Plan 2021-2027 (as varied)

#### 3.2.2. Other Technical Reports

- Environment Department – conditions recommended with regard to the installation of on site waste water treatment system.
- Placemaking and Physical Development Section – recommended a grant subject to conditions.

#### 3.3. Prescribed Bodies

- None received

#### 3.4. Third Party Observations

- None received.

#### 4.0 Planning History

- PA reg ref: 07/275 – Refused - For four bedroom dwelling house and part basement, double garage, waste water treatment system and associated site works.
- PA reg ref: 07/1702 – Refused - (P) 4 bedroom dwelling house with part basement, double garage, waste water treatment system and associated site works.

The reasons for refusal for the above planning references included:

- The excessive density of housing in the rural area and the inability of the site to absorb further development.
- The elevated nature of the site, rendering a new dwelling visually obtrusive in the rural landscape

## 5.0 Policy Context

### 5.1. Development Plan

#### Louth County Development Plan 2021-2027 (as varied)

The operational Development Plan for this area is the Louth County Development Plan 2021 – 2027(as varied):

This site is located in Rural Policy Zone 2 which is described as an ‘Area under strong urban influence’.

The open countryside in Louth is a valuable resource to the County and wider Region. The scenic landscape and the local amenities are an important source of enjoyment and the farmland produces high quality agricultural produce. The Louth County Development Plan 2021-2027 (as varied) recognises the importance of rural life and the rural economy to the County and will strive to support the continued growth and development of rural areas. It is important that a balance is achieved that will allow the countryside to be preserved for future generations whilst also facilitating the growth of the rural economy and rural communities. The following policy objectives and guidance contained within the LCDP 2021-2027 are considered relevant when assessing a one-off house in the rural area:

Table 1: Policy Objectives and Guidance in the LCDP 2021-2027

#### 5.1.1. Appropriate Assessment

NGB 6 - To ensure a screening for Appropriate Assessment (AA) on all plans and/or projects and/or Stage 2 Appropriate Assessment (Natura Impact Report/ Natura Impact Assessment) where appropriate, is undertaken to make a determination. European Sites located outside of the County but within 15km of the proposed development site shall be included in such screenings as should those to which there are pathways, for example, hydrological links for potential effects.

#### 5.1.2. Housing Need

HOU 41 - To manage the development of rural housing in the open countryside by requiring applicants to demonstrate compliance with the Qualifying Criteria relative to the Rural Policy Zone set out in Tables 3.4 and 3.5

Section 3.17.4 - Tables 3.4 and 3.5 – Qualifying criteria for Rural Policy Zone 1 and 2.

#### 5.1.3. General Criteria

HOU46 To restrict residential development on a landholding, where there is a history of development through the speculative sale or development of sites, notwithstanding the applicant's compliance with the local need criteria.

HOU 47 To require applications for one off rural housing to comply with the standards and criteria set out in Section 13.9 of Chapter 13 Development Management Guidelines 'Housing in the Open Countryside' or Section 13.20.9 if the site is located within the Brú na Bóinne UNESCO World Heritage Site, the Tentative World Heritage Site of Monasterboice, or the Battle of the Boyne Sites.

#### 5.1.4. Site Selection

HOU 42 - To manage the development of rural housing in the open countryside by requiring that any new or replacement dwelling is appropriately designed and located so it integrates into the local landscape and does not negatively impact or erode the rural character of the area in which it would be located

Section 13.9.4 – Site Selection

Section 13.9.5 – Ribbon

Section 13.9.6 Backland Development

Section 13.9.7 Visual Impact Assessments

Section 13.9.8 House Design New Build

5.1.5. Access

Section 13.19.14 Access

Section 13.16.17 Entrance & Sightlines Table 13.3

5.1.6. Landscape and Boundary Treatments

13.9.15 Boundary Treatment

13.9.16 Landscaping

ENV 39 To protect and preserve existing hedgerows particularly species rich roadside and townland boundary hedgerows where their removal is necessary during the course of road works or other works seek their replacement with new hedgerows of native species

5.1.7. Wastewater Treatment System and Water Supply

IU16 To require that proper supervision, installation and commissioning of on-site wastewater treatment systems by requiring site characterisation procedures and geotechnical assessments be carried out by competent professionally indemnified and suitably qualified persons.

IU 17 To require that the construction and installation of all wastewater treatment systems are supervised and certified by a suitably qualified competent person as fit for the intended purpose and comply with the Council's requirements.

IU 18 To require that private wastewater treatment systems for individual houses where permitted, comply with the recommendations contained within the EPA Code of Practice Domestic Waste Water Treatment Systems, Population Equivalent  $\leq 10$  (2021).

**5.2. Natural Heritage Designations**

Dundalk Bay SPA – 2.8km west of site

Dundalk Bay SAC – 2.8km west of site

## 6.0 EIA Screening

The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

## 7.0 The Appeal

**7.1. This is a first party appeal against the Decision of Louth Council to refuse permission for a single dwelling. The Grounds of Appeal are limited to the reasons for refusal and can be summarised as follows:**

- The Louth County Development Plan 2021 – 2027 recognises the importance of rural life and rural economy to the County.
- The proposed development is well positioned on site to take advantage of existing site foliage without interrupting it and the low profile of the house design limits any negative impact a house may have.
- The topography of the site has been taken into account within the design, the issue of elevated position of the dwelling is negated when viewed under proper planning and development lens.
- The reason for refusal 1 is misleading. The amount of hedgerow to be removed excluding the entrance is 10m linear. The removal and replacement of this level of hedgerow should generally be considered acceptable to achieve sightlines.
- It is inaccurate that there are no substantial boundaries on the site. There are 3 natural mature boundaries on the site backed up with native mature internal field foliage. The existing foliage is to be retained to soften the impact of the development. The site has been appropriately designed in accordance with

Section 13.9.4 and Policy Objective HOU 47 integrating into the local landscape.

- The proposed development is of low profile and cannot be called unduly prominent or obtrusive.

## 7.2. Planning Authority Response

A response to the appeal has been submitted to An Coimisiun Pleanala from the local authority on the 21<sup>st</sup> of July 2025. The following is noted:

- Having regard to the applicants concerns over the validity of the Planning Authorities assessment regarding the amount of hedgerow to be removed, the planning authority maintain their position regarding the quantum of hedgerow required to be removed to achieve sightlines. As per site layout submitted on drawing number FDSP/LS/01/24 45m of hedgerow would be required to be removed in a northeastern direction and 20m in a southwestern direction. The removal of this hedgerow would leave the proposed dwelling exposed and thus have an adverse effect on the rural character of the area.

## 7.3. Observations

There are no observations on file.

## 8.0 Assessment

Having examined the application details and all other documentation on file, including the appeal, and having inspected the site and having regard to the relevant national and local policy guidance, I consider the main issues in relation to this appeal are as follows:

- Principle of Development
- Location of Dwelling/ Design
- Site Access
- Other Issues
- Appropriate Assessment

### 8.1. Principle of Development

This site is located in Rural Policy Zone 2 which is identified as an area under strong urban influence. The Louth County Development Plan 2021-2027(as varied) recognises the importance of facilitating people with a strong economic or social link to their rural community.

- 8.2. Section 3.17.4 of the Louth County Development Plan 2021-2027 (as varied) sets out local need qualifying criteria to construct a dwelling in the local rural area. The applicant has submitted a Qualifying Criteria Form for Housing in the Open Countryside and in Rural Nodes and supporting information which indicates that the applicant wishes to qualify under Criteria 4:

*A person who is seeking to build their first house in the area and has a demonstrable economic or social requirement to live in that area. Social requirements will be someone who has resided in the rural area of Louth for at least 18 years prior to any application for planning permission. Any applicant under this category must demonstrate a rural housing need and shall not own or have sold a residential property in the County prior to making an application .*

- 8.2.1. The applicant has submitted as part of the application significant levels of documentation to indicate that the rural housing need criteria as set out under the Louth County Development Plan. The planning officer for Louth County Council was satisfied the applicant fulfilled all local rural need criteria. Having regard to the information on file and assessment of the planning authority, I am satisfied the applicant qualifies to construct a dwelling in the local rural area and therefore the Principle of Development is deemed acceptable.

### 8.3. Location of Dwelling/Design

- 8.3.1. The principal reason for refusal cited by the Planning Authority relates to the siting of the proposed dwelling on an elevated and visually exposed location with limited natural screening. It is considered that the proposed development, by reason of its prominent position and the resulting long-distance views, would give rise to an unduly obtrusive and visually prominent form of development. The Planning Authority further considered that the proposal would exacerbate an existing pattern of

excessive one-off housing in this rural area, contrary to Policy Objective HOU 47 and Section 13.9.4 of the Louth County Development Plan 2021–2027.

- 8.3.2. The applicant contends that the proposed dwelling is of a low-impact, low-profile design and that the siting has been carefully selected to minimise visual intrusion. It is submitted that existing site vegetation provides screening that will assist in integrating the dwelling into the landscape. The applicant also refers to the site's topography, asserting that it allows the dwelling to nestle effectively within the landscape setting.
- 8.3.3. Objective HOU 47 and Section 13.9.4 of the Louth County Development Plan 2021–2027 set out the guiding principles for rural housing. These provisions seek to facilitate appropriate rural housing where it can be accommodated without adverse visual or environmental impact. Section 13.9 refers to the Rural Design Guidelines, which address matters including site selection, house design, topography, screening, and overall integration within the rural setting.
- 8.3.4. I note the Planning Authority's concern regarding the proliferation of rural housing in the surrounding area and its view that the proposed dwelling would contribute to further rural development along the local road network.
- 8.3.5. The appeal site occupies an elevated position with ground levels sloping downward from south to north towards the adjoining public road. While the submitted site layout plan does not include full contour details across the red-line boundary, there is an approximate level difference of 5 metres across the site. The proposed finished floor level of the dwelling is indicated at 95.39m OD, which corresponds to the highest contour of the site.
- 8.3.6. I note that the Planning Authority raised concerns that the lack of effective screening, particularly on the southern approach, would result in a dwelling that appears visually dominant and obtrusive in the landscape. Existing vegetation along the northern boundary lies at a significantly lower level to the proposed structure and would not contribute meaningfully to screening the proposed structure. Having inspected the site and reviewed the information on file, I concur with the Planning Authority's assessment that, notwithstanding the applicant's intention for a low-profile design, the development would remain visible from a considerable distance due to its elevated and exposed position.

8.3.7. While the site does not form part of a designated scenic route or protected view as identified in the Louth County Development Plan, I consider that the issue of visual prominence arises at the local level. Section 13.9.4 of the Plan specifically advises that where a site is elevated or exposed and lacks natural features or a backdrop, it may be difficult to design a dwelling that would successfully integrate into the landscape. It further states that the cumulative impact of rural housing should be considered, particularly in areas where the existing pattern of one-off housing has reached a level that threatens to erode rural character.

In this instance, the site occupies a prominent, elevated position with no substantial backdrop or vegetation to provide effective integration. The surrounding landscape already exhibits a significant proliferation of one-off rural dwellings. I therefore consider that the local landscape has limited capacity to absorb further development without further diminishing its rural character.

8.3.8. Having regard to the topography of the site, its exposed nature, and the pattern of development in the vicinity, I consider that the proposed dwelling would appear visually intrusive when viewed from the surrounding area. The existing site boundaries to the north and east are too distant and at too low a level to provide meaningful screening. Accordingly, I concur with the Planning Authority's conclusion that the proposal would be contrary to Policy Objective HOU 47 and Section 13.9.4 of the Louth County Development Plan 2021–2027.

#### 8.4. Sightlines

8.4.1. The Planning Authority considered that the extent of hedgerow removal required to facilitate the proposed entrance is excessive, estimating that approximately 50 metres of existing hedgerow would need to be removed. It was therefore concluded that the proposed access would have a negative impact on the rural character of the area. The applicant disputes this assessment, stating that the required hedgerow removal has been overstated. It is submitted that only approximately 10 metres of hedgerow would need to be removed to provide adequate sightlines for the proposed entrance.

8.4.2. The appeal site fronts onto a narrow rural road with an average carriageway width of approximately 3 metres. The existing roadside boundary comprises a mature hedgerow consisting primarily of native species including blackthorn, whitethorn and

other mixed vegetation. The proposed entrance is located at a point where the local road alignment forms a slight concave bend, providing relatively open views in both easterly and westerly directions.

8.4.3. Having inspected the site and reviewed the site layout plan and sightline drawings submitted, I am satisfied that extensive removal of hedgerow is not required in order to achieve the necessary sight distances. The positioning of the proposed entrance represents a favourable location in terms of achieving visibility and minimising landscape impact.

8.4.4. Sections 13.9.14 and 13.9.15 of the Louth County Development Plan 2021–2027 set out the policy that new rural entrances should be designed to minimise hedgerow removal and to retain existing landscape features where possible.

In this instance, I consider that the level of hedgerow removal proposed is not excessive and falls within acceptable limits for a rural dwelling access. The proposal appropriately balances the need for safe access with the objective of maintaining rural character. While the local road network is of limited width and of generally poor surface quality, I do not consider that the issue of boundary removal, sightline issues or road safety provides a substantive basis for refusal in this instance.

8.4.5. Accordingly, I am satisfied that the proposed entrance arrangements are acceptable and that the development would not give rise to any significant adverse impact on traffic safety or the visual amenities of the area, subject to standard conditions relating to the design and reinstatement of roadside boundaries.

## 8.5. Wastewater

8.5.1. The Site Characterisation Report dated 3<sup>rd</sup> of April 2025 submitted with the application identifies that the subject site is located in an area with a poor Aquifer where the bedrock vulnerability is Extreme. A ground protection response to R2<sup>1</sup> is noted. Accordingly, I note the suitability of the site for a treatment system (subject to normal good practice, i.e. system selection, construction, operation and maintenance). The applicant's Site Characterisation Report identifies that there is no Groundwater Protection Scheme in the area.

8.6. The trial hole depth referenced in the Site Characterisation Report was 1.4 metres. Bedrock encountered at this depth. The soil conditions found in the trial hole are

described as comprising silt/clay and gravely silt/clay. Percolation test holes were dug and pre-soaked. A T value/sub-surface value of 74 was recorded. A P surface test provided indicates 76.22.

- 8.7. Table 6.3 of the EPA CoP 2021 requires a minimum depth of unsaturated permeable subsoil of 0.9 metres below the base of the polishing filter for secondary treatment systems. Due to the shall bedrock nature of the site a raised polishing filter is proposed. It is proposed to pump the effluent from the proposed wastewater treatment system to a 6PE O Reilly Oakstown BAF WWTP& pump sump, which will then discharge onto a stone pad of 150m<sup>2</sup>. This has been demonstrated in an attached site layout. This aligns with Table 10.1 of the EPA Code of practice.
- 8.7.1. There is no foul sewer network located in this area and all of the adjacent dwellings would appear to be served by septic tanks or wastewater treatment systems. Whilst it is likely that separation distances comply the EPA Code of Practice 2021 for individual wastewater treatment systems given the generous plot sizes in the area, the issue of proliferation of individual treatment systems is of concern. However given the proposed treatment methodology for a secondary waste water treatment system and indication of separation distances as per Table 6.2 of the EPA Code of Practice 2021, I consider the applicant has demonstrated the site is suitable for the treatment of wastewater in this instance.
- 8.7.2. Based on the submitted information and reference to Groundwater Data Ireland, it has been demonstrated that the proposed wastewater treatment system, complies with the EPA Code of Practice Guidance in terms of ground conditions and separation distance. I note the planning authority conclude that the site is suitable for the treatment of wastewater. I consider the proposal to install a wastewater treatment system in this instance to be acceptable.

## 9.0 AA Screening

- 9.1.1. I have considered the proposed development at Almondstown, Clogherhead, County Louth in light of the requirements S177U of the Planning and Development Act, 2000, as amended.
- 9.1.2. The subject site is located c 2.8km east of Dundalk Bay SPA and Dundalk Bay SAC.. There are no drainage ditches or watercourses in the vicinity of the development site

that provide direct connectivity to European sites. Article 10 of the Habitats Directive and the Habitats Regulations 2011 place a high degree of importance on such non-Natura 2000 areas as features that connect the Natura 2000 network. Features such as ponds, woodlands and important hedgerows were taken into account in the decision process.

9.1.3. The proposed development comprises the construction of a single dwelling house on a greenfield site, on rural lands in Co. Louth

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 European Site. The reason for this conclusion is as follows;

- The nature and small scale of the development,
- The location of the development site and distance from nearest European site(s), and the weakness of connectivity between the development site and European sites.
- Taking account of the screening report/determination by the Planning Authority.

9.1.5. I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.

9.1.6. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act, 2000) is not required

## 10.0 **Water Framework Directive**

10.1. I have assessed the proposed development for the construction of 4 residential units and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to a surface water

10.2. The reason for this conclusion is as follows:

The best practice standard measures that will be employed to prevent groundwater and surface water pollution from the site.

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

## 11.0 Recommendation

I recommend that planning permission be refused for the following reason:

## 12.0 Reasons and Considerations

Having regard to the topography of the site, the elevated position of the proposed dwelling and the lack of substantial boundaries and natural features to help screen the development, it is considered the proposed development would be contrary to Policy Objective HOU 47, as a dwelling in this location would result in the further erosion of the rural character of the area, and would militate against the preservation of the rural environment and would set an undesirable precedent for other similar inappropriate development in the vicinity. In addition, long distance views of the site, in a location characterised by a proliferation of one-off rural dwellings would give rise to an unduly prominent and obtrusive development which would exacerbate the already excessive pattern of overdevelopment in this rural area. Accordingly, the development is considered to be contrary to Section 13.9.4 (Site Selection) of the Louth County Development Plan 2021-2027 (as varied) which requires that applications consider the ability of the dwelling to integrate into the surrounding landscape, the existing number of one-off dwellings in the area and the ability of the landscape to absorb further development without further eroding the rural character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of

the area.

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

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Darragh Ryan  
Planning Inspector

6<sup>th</sup> of October 2025

### Form 1 - EIA Pre-Screening

<b>Case Reference</b>	322903-25
<b>Proposed Development Summary</b>	Construction of a dwelling
<b>Development Address</b>	Almondstown, Clogherhead, County Louth
<b>In all cases check box /or leave blank</b>	
<p><b>1. Does the proposed development come within the definition of a ‘project’ for the purposes of EIA?</b></p> <p>(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)</p>	<p><input checked="" type="checkbox"/> Yes, it is a ‘Project’. Proceed to Q2.</p>
<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>	
<p><input type="checkbox"/> Yes, it is a Class specified in Part 1.</p> <p><b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b></p>	
<p><input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3</p>	
<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>	
<p><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>	

<p>development under Article 8 of the Roads Regulations, 1994.</p> <p><b>No Screening required.</b></p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p><b>EIA is Mandatory. No Screening Required</b></p>	
<p><input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p><b>Preliminary examination required. (Form 2)</b></p> <p><b>OR</b></p> <p><b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b></p>	<p>Class 10 (b) (i) Part 2, Schedule 5. Construction of more than 500 dwelling units</p>

<p><b>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</b></p>	
<p>Yes <input type="checkbox"/></p>	<p><b>Screening Determination required (Complete Form 3)</b> <i>[Delete if not relevant]</i></p>
<p>No <input checked="" type="checkbox"/></p>	<p><b>Pre-screening determination conclusion remains as above (Q1 to Q3)</b> <i>[Delete if not relevant]</i></p>

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

## Form 2 - EIA Preliminary Examination

<b>Case Reference</b>	322903-25
<b>Proposed Development Summary</b>	Construction of a dwelling house
<b>Development Address</b>	Almondstown, Clogherhead, County Louth
<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).	Development of single dwelling of 212 sqm The site is located on a greenfield site in a rural area. There would be no construction impacts beyond that for the construction of a single dwelling
<b>Location of development</b>  (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	The site is located at a distance removed from any water body. The site is 2.8km from nearest European site. There is no likely significant effect on any European site as a result of the proposed development
<b>Types and characteristics of potential impacts</b>  (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	The site is located within a rural environment . There is no other construction presently in the vicinity of the site. There is no concern in relations to a cumulative or transboundary effect owing to nature and size of the proposed development which is located on a limited site.
<b>Conclusion</b>	
<b>Likelihood of Significant Effects</b>	<b>Conclusion in respect of EIA</b> <i>[Delete if not relevant]</i>

<b>There is no real likelihood of significant effects on the environment.</b>	<b>EIA is not required.</b>
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**Inspector:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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

(only where Schedule 7A information or EIAR required)