



An
Coimisiún
Pleanála

Inspector's Report ACP-322904-25

Development	Dwelling and all site works
Location	Aclint, Edmondstown,, Ardee, County Louth
Planning Authority	Louth County Council
Planning Authority Reg. Ref.	2460588
Applicant(s)	Conor Mohan & Ellen Holmes Kelly.
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First
Appellant(s)	Conor Mohan & Ellen Holmes Kelly..
Observer(s)	None.
Date of Site Inspection	03/10/2025
Inspector	Darragh Ryan

1.0 Site Location and Description

- 1.1.1. The site lies within the open countryside within the rural area of Aclint northwest of Ardee. It is located along the L-5203-0 and is approximately 1.km southeast of the Monaghan/Louth border. The surrounding land is undulating with small clusters of roadside dwellings and farm complexes.
- 1.1.2. The site slopes gently from south to north, falling away gently from west to east. The site is bound by mature hedging and an agricultural gate/access along the southern roadside boundary and mature hedgerow and trees along the northern perimeter. Two single storey dwellings are sited to immediately west of the site and are on long and linear plots. The lands at this location are agricultural. The stated site area is .4121 ha.

2.0 Proposed Development

- 2.1. Permission is sought for the construction of the following:
- Single Storey dwelling ridge height of 6m
 - Four bedroom dwelling gross floor area of 215sqm
 - Detached domestic garage
 - Set back from roadside boundary 11m
 - Waste water treatment system
 - New domestic entrance

3.0 Planning Authority Decision

- 3.1. **Louth County Council issued Decision to refuse permission on 6th of June 2025. The single reason for refusal is as follows:**

The proposed development, by reason of the excessive removal of significant sections of mature native hedgerow to facilitate the access to provide for sightlines, would result in an obtrusive feature, would be unduly dominant in the

rural landscape and would detract from the rural character and visual amenity of the area. Such development would militate against the preservation of the rural environment, would set an undesirable precedent for other such development in the vicinity and would be contrary to the policies HOU 42, HOU 47 and Section 13.9.14 (Access) of the Louth County Development Plan 2021-2027, as varied. 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 are two Planning Reports on file. The first planning report dated the 18th of November 2018 outlines the following:

- The applicant meets rural housing need criteria.
- General design principles are in line with Rural Housing design criteria.
- Concerns regarding the sitting of the dwelling - the applicant proposed to setback by 31m at the higher contours of the site. It will be requested by way of further information, that the applicant reposition any dwelling within the site, closer to the existing mature boundaries, making the most of the existing topography of the site, to ensure that the dwelling will not appear prominent in the landscape.
- concerns with the proposed frontage of the site, spanning 81m across the road boundary, where the neighbouring developments to the west have frontages of 31m and 32m. As such the proposed site would not be in compliance with Policy objective HOU 42 as the proposed frontage has the potential to erode or negatively impact the rural character of the area. As such the applicant will be required to reduce the proposed width/roadside boundary of the site in addition to locating the dwelling to the lower contours of the land to the rear of the existing roadside hedgerow

- From review of the proposed site layout the applicant has indicated to remove/cut down and reposition the entirety of the southern hedgerow boundary, which is not considered acceptable
- The removal of a vast amount of the existing mature roadside hedgerow would be contrary to section 13.9.15 Boundary treatments of the Louth County development Plan 2021 – 2027 (as varied) which advises that existing natural boundaries should be retained, and new proposals should have regard to the existing character in the countryside and not be visually obtrusive in the landscape. An amendment to the boundary proposal, and related access will be required by way of further information

3.2.2. A request for further information was requested on the 28th of November 2024 with regard to siting of the proposed dwelling and front boundary hedging.

- Upon receipt of further information, the planning authority concluded that the revised siting of the dwelling 11m back from roadside boundary to be acceptable.
- It is concluded that the revised sightline detail is still not acceptable as the level of hedgerow removal is excessive and contrary to section 13.9.15 of the Louth County Development Plan. The applicant proposes over 80m of hedgerow be removed to achieve the required sight lines to ensure safe access and egress from the site. This concern was raised by the Planning Authority within the Further Information request and has not been addressed to ensure that a limited removal of existing hedgerow can be ensured. 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 site's ability to absorb the proposed development. In light of the foregoing, it is considered that the proposal does not comply with Section 13.9.4 of the Louth County Development Plan 2021-2027 (as varied)

3.2.3. Other Technical Reports

3.2.4. Placemaking and Physical Development – report dated 29th October 2024 –

recommended further information into the proposed visibility splays.

- Placemaking and Physical Development section, by report dated 26th May 2025, in response to the further information received recommended a grant of permission on the basis of the revised sight lines and visibility splays proposed.

3.2.5. Environment report dated 31st October 2024 – has no objection to the granting of planning permission subject to standard conditions.

3.3. **Prescribed Bodies**

- None

3.4. **Third Party Observations**

- None

4.0 **Planning History**

- None

5.0 **Policy Context**

5.1. **Development Plan**

5.1.1. 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

5.1.2. 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.

5.1.3. 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.

5.1.4. 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.

5.1.5. 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

5.1.6. 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 ≤ 10 (2021).

5.2. Natural Heritage Designations

Shannon and Branganstown SPA 11.2km west of the 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 existing hedgerow on site is in a poor state. It is proposed to remove approximately 90m of linear hedgerow and replace with a new native hedge and tree hedgerow behind the sightline boundary.

- Report which was submitted as part of the further information (submission by Arborists Smyth Brothers Tree Services) identify the following with respect to existing front boundary hedgerow and trees:

The trees (ash) and hedging (Hawthorn and Whitethorn) are generally wild growth with little density and poor foliage. The 4 ash trees have notable ash die back. The hedging is mostly unkept growth of ivy invested Hawthorn and Whitethorn. A large portion of the hedging is made up of briars, scrub growth, ivy and elder which provides little to no benefit to the environment. The health of the Hawthorn generally is of no benefit to habitats or wildlife generally.

- The proposed development is located on a low volume road with reduced speed limits now active, if DMURS is applied in this instance the level of hedgerow to be removed would be reduced by 18m.
- The site can be adequately screened into the landscape. The proposal fully complies with Policy Objective HOU 42 and HOU 47 integrating into the local landscape in a way that does not negatively impact or erode the rural character of the area.

7.2. Planning Authority Response

The planning authority submitted a response to the appeal on the 21st of July 2025 as follows:

The proposed repositioning of the entire roadside boundary and new landscaping measures would be relied upon to aid the dwellings integration. This is not considered to be compliant with the development management guidelines of the Louth County Development Plan 2021 to 2027 (as varied). Section 13.9.14 of the Plan states that new entrances shall be “sensitively located to run unobtrusively alongside existing hedgerows, ditches or wall lines and respect site contours and cross them gently”. The proposed access would essentially realign the rural local road along the sites southern boundary and as such erode the rural character of the area.

7.3. Observations

- None

7.4. Further Responses

- None

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
- Site Access/ Boundary Removal
- Wastewater Treatment
- 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 3:

Landowners including their sons and daughters who have demonstrable social or economic ties to the area where they are seeking to build their home. Demonstrable social or economic ties will normally 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 have owned or have sold a residential property in the County for a minimum of 10 years prior to making an application.

Where the definition of a landowner is “A person who owns a landholding of at least 1.5 hectares and has owned the land for a minimum of 15 years”.

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 applicant has shown that they are the son of a landowner, in line with the definition listed within section 3.17.4 who is seeking to build his first home for permanent occupation. The applicant’s father is a qualifying landowner, as defined in the LCDP, as varied, having a holding of 24.57ha. 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. Site Access/ Boundary Removal

8.3.1. The Planning Authority considered that the extent of hedgerow removal proposed to facilitate the new entrance was excessive, estimating that approximately 80 metres of existing roadside hedgerow would be removed. On this basis, the authority concluded that the proposed access would have a negative impact on the rural character of the area and would be contrary to Policy Objectives HOU 42 and HOU 47 of the Louth County Development Plan 2021–2027.

8.3.2. In their response to the appeal, the Planning Authority further stated that the proposed removal and subsequent replanting of the hedgerow would effectively result in a realignment of the existing rural road.

8.3.3. The applicant disputes this conclusion, asserting that the development can be satisfactorily assimilated into the surrounding landscape. It is submitted that the removal of the existing hedgerow and the planting of a new native hedgerow behind the required sightlines should be regarded as a planning gain, contributing to improved biodiversity over time. Reference is made to the arborist’s report, which finds that the existing hedgerow is of limited ecological value and that replanting with native species would enhance biodiversity in the long term.

8.3.4. Sections 13.9.14 and 13.9.15 of the Louth County Development Plan 2021–2027 provide clear guidance in respect of rural entrances and roadside boundaries, stating that:

- “New entrances should be designed to minimise hedgerow removal and to retain existing landscape features where possible.”

Section 13.9.14 further provides that new entrances shall be:

- “Sensitively located to run unobtrusively alongside existing hedgerows, ditches or wall lines and respect site contours and cross them gently.”
- Policy Objective HOU 42 seeks to ensure that new or replacement dwellings are appropriately designed and located so that they integrate into the local landscape and do not erode the rural character of the area.
- Policy Objective HOU 47 requires that rural housing and associated development respect the established character, scale, and form of the rural area and maintain the existing landscape features that contribute to that character.

8.3.5. As part of the applicant’s response to further information, a revised site layout was submitted indicating the removal of the existing front boundary and the planting of a new native hedgerow set back behind the required sightline. The extent of hedgerow removal is estimated at approximately 90 metres.

8.3.6. Having inspected the site, I consider this level of removal to be extensive in the context of a single rural dwelling. While the arborist’s report identifies that several of the mature trees along the front boundary are affected by ash dieback and that the existing hedgerow is heavily colonised by briar and ivy, I do not consider these factors sufficient to offset the overall visual and landscape impact of removing such a substantial stretch of established boundary.

8.3.7. Although the biodiversity value of the existing hedgerow may be limited, it nevertheless contributes to the visual continuity and enclosure characteristic of the surrounding rural landscape. Its removal would result in an abrupt alteration to the roadside character and would, in effect, visually realign the road corridor in front of the site. While it is acknowledged that the replanting of a new native hedgerow behind the sightline could, over time, soften the visual impact, I consider the immediate change to the local rural character to be significant and adverse.

8.3.8. It is accepted that the applicant has demonstrated a genuine rural housing need to construct a dwelling on the family farm. The Development Section of Louth County Council has raised no objection on road safety grounds, and it is reasonable to acknowledge that a certain degree of hedgerow removal is often necessary to achieve adequate sightlines in rural areas. However, the extent of removal proposed in this instance is, in my view, disproportionate to the scale of the development and fails to strike an appropriate balance between road safety and the protection of rural character, as required by the Development Plan.

8.3.9. While the site is not located on a designated scenic route or within an area of special amenity, the surrounding landscape is rural and agricultural in nature, characterised by dispersed one-off housing and mature hedgerow field boundaries. I consider that the removal of approximately 90 metres of hedgerow to facilitate a new entrance and sightlines would represent an excessive intervention in this rural context and would erode the established roadside character of the area. Although the replanting proposals may, over time, mitigate visual and ecological impacts, I do not consider that they fully address the loss of local landscape character that would occur in the short to medium term.

Accordingly, I concur with the assessment of the Planning Authority and consider that the proposed development would be contrary to Policy Objectives HOU 42 and HOU 47, and to Sections 13.9.14 and 13.9.15 (Access) of the Louth County Development Plan 2021–2027, as varied.

8.3.10. Should the Coimisiun be minded to grant permission, I recommend that a condition be attached requiring the planting of the full southern boundary with native hedgerow and tree species, as indicated on the landscape plan submitted in response to the further information request, to be carried out in the first available planting season prior to commencement of development.

8.4. Wastewater

8.4.1. The Site Characterisation Report dated 8th of May 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 R2¹ 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.

- 8.5. The trial hole depth referenced in the Site Characterisation Report was 2 metres. Bedrock was not encountered. 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 46.78 was recorded. A P surface test provided indicates 17.89.
- 8.6. 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. 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 90m². This has been demonstrated in an attached site layout. This aligns with Table 10.1 of the EPA Code of practice.
- 8.6.1. 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. 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.
- 8.6.2. 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 Aclint, Edmondstown,, Ardee, 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 11.2km east of Shannon and Branganstown SPA

- 9.1.3. 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.
- 9.1.4. The proposed development comprises the construction of a single dwelling house on a greenfield site, on rural lands in Co. Louth
- 9.1.5. 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.
- 9.1.6. 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.
- 9.1.7. 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 reasons:

12.0 Reasons and Considerations

1. The proposed development, by reason of the excessive removal of significant sections of mature native hedgerow to facilitate the access to provide for sightlines, would result in an obtrusive feature, would be unduly dominant in the rural landscape and would detract from the rural character and visual amenity of the area. Such development would militate against the preservation of the rural environment, would set an undesirable precedent for other such development in the vicinity and would be contrary to the policies HOU 42, HOU 47 and Section 13.9.14 (Access) of the Louth County Development Plan 2021-2027, as varied. 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.

Darragh Ryan
Planning Inspector

6th of October 2025

Form 1 - EIA Pre-Screening

Case Reference	322904-25
Proposed Development Summary	Construction of a dwelling
Development Address	Aclint, Edmondstown,, Ardee, County Louth
In all cases check box /or leave blank	
<p>1. Does the proposed development come within the definition of a ‘project’ for the purposes of EIA?</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>
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<p><input type="checkbox"/> Yes, it is a Class specified in Part 1.</p> <p>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</p>	
<p><input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3</p>	
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?	
<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>No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p>EIA is Mandatory. No Screening Required</p>	
<p><input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p>Preliminary examination required. (Form 2)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	<p>Class 10 (b) (i) Part 2, Schedule 5.</p> <p>Construction of more than 500 dwelling units</p>

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

Inspector: _____ Date: _____

Form 2 - EIA Preliminary Examination

Case Reference	322904-25
Proposed Development Summary	Construction of a dwelling
Development Address	Aclint, Edmondstown,, Ardee, County Louth
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	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
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	The site is located at a distance removed from any water body. The site is 11.2km from nearest European site. There is no likely significant effect on any European site as a result of the proposed development
Types and characteristics of potential impacts (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.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA <i>[Delete if not relevant]</i>

There is no real likelihood of significant effects on the environment.	EIA is not required.
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Inspector: _____ **Date:** _____

DP/ADP: _____ **Date:** _____

(only where Schedule 7A information or EIAR required)