



An
Coimisiún
Pleanála

Inspector's Report

ACP-322932-25

Development	Retention of unauthorised log cabin to allow for family farmhouse granted under PP21/346 and all associated site works to be completed.
Location	Trees, Mongnacool Lower, Aughrim, Co. Wicklow.
Planning Authority	Wicklow County Council
Planning Authority Reg. Ref.	2587
Applicant(s)	Brendan and Isabella Carey.
Type of Application	Retention.
Planning Authority Decision	Refuse.
Type of Appeal	First Party
Appellant(s)	Brendan and Isabella Carey.
Observer(s)	None.
Date of Site Inspection	22 nd January 2025
Inspector	Terence McLellan

1.0 Site Location and Description

- 1.1. The subject site is located in the rural townland of Mongnacool Lower, to the north-east of Aughrim. Access to the site is from a private, unbound laneway that serves additional one-off dwellings and connects to the R573. The site is in an elevated position with mature trees on two boundaries. The site is part of the Appellants' larger agricultural landholding.

2.0 Proposed Development

- 2.1. Permission is sought for the temporary retention of a log cabin and septic tank. Permission is sought for retention of the log cabin and septic tank until completion of the Applicant's house granted permission under Planning Ref 21/346.

3.0 Planning Authority Decision

- 3.1. Permission was refused by Wicklow County Council by order dated 6th June 2025 for the following three reasons:
 1. Wicklow County Council's Policy for Wastewater Treatment & Disposal Systems for Single Houses (PE ≤ 10) requires that the installation of waste water treatment units and percolation areas, whether temporary or not, should meet the requirements of EPA Code of Practice 2021 and should follow the design, sizing and construction criteria laid down in said document. The installation of a temporary septic tank and soak pit as submitted would therefore be contrary to the provision of Wicklow County Council's Policy for Wastewater Treatment & Disposal Systems for Single Houses (PE ≤ 10), would be injurious by way of public health, and would be contrary to the proper planning and sustainable development of the area.
 2. The existing cabin, by reason of its design and materials of construction, would be prejudicial to public health and would be seriously injurious to the amenities of the area. The development would be contrary to the established housing standards of the Department of Environment, Heritage and Local Government that deems such accommodation as being unfit for permanent human occupation. Such a development would establish an undesirable precedence

for similar sub-standard forms of residential development in the area, would be contrary to visual amenities of the area, to County Development Plan policy and to the proper planning and sustainable development of the area.

3. The proposed development would represent consolidation of un-authorised development on this site, having regard to the non-compliance of the development with the terms and conditions of PRR21/346 which requires that the cabin be removed before development commences. The provision of such a form of development unduly impacts on the amenities of the area, public health, the amenities of adjoining properties, undermines the planning regulations and would be contrary to proper planning and sustainable development of the area.

3.2. **Planning Authority Reports**

3.2.1. The Planner's Report contains the following points of note:

- The Applicants have been granted permission for a house on the site and qualify for the provision of a rural dwelling.
- The retention of the log cabin would impact on the visual amenity of the area, noting that it borders an AONB and is within an Area of High Amenity.
- Retention would establish an undesirable precedent for similar sub-standard forms of residential development.
- The temporary septic tank and soak-pit would be contrary to Wicklow County Council's policy for Wastewater Treatment and Disposal Systems for Single Houses (PE<_10) and would be injurious to public health.

3.3. **Other Technical Reports**

3.3.1. **Environmental Health officer (16.05.2025):** Wastewater treatment units and percolation areas should meet the requirements of the EPA Code of Practice 2021, including the provision of a fully completed Site Characterisation Form. The temporary septic tank and soak pit does not meet requirements. Furthermore, it is not recommended that log cabins be used for long-term habitation in order to ensure the health and well-being of the occupants. It has not been shown that the log cabin will meet current building regulations.

3.3.2. **Municipal District Engineer (19.05.2025):** No objection, standards/conditions recommended.

3.4. **Prescribed Bodies**

3.4.1. None.

3.5. **Third Party Observations**

3.5.1. None received.

4.0 **Planning History**

Subject Site

4.1. **Planning Authority Reference 21/346:** Permission was granted by Wicklow County Council on 12th October 2021 for the replacement of the unauthorised log cabin with a new home and garage with wastewater treatment system, bored well, and all associated works. Permission was granted subject to nine conditions. Condition 9 required the removal of the unauthorised log cabin prior to the commencement of development on site.

4.2. **Planning Authority Reference 20/1320:** Permission was refused by Wicklow County Council in February 2021, for the replacement of the unauthorised log cabin with a new home and garage with wastewater treatment system, bored well, and all associated works. Permission was refused for the following reasons:

1. Having regard to;

- The location of the development on an elevated and exposed site.
- Landscape designation Area of Outstanding Natural Beauty Mountain Uplands.
- View 18 Views from the L6169, at Crone More towards the R753 and the Avonbeg River Valley and across to Cushbawn Mountain.
- Lack of visual/ landscape assessment.
- Lack of justification for development within this AONB.

The proposed development by virtue of its location would form an obtrusive feature, would seriously interfere with the character of the landscape and with

views of special amenity value which it is necessary to preserve, would therefore be contrary to the objectives of the County Development Plan which seek to protect such landscapes/ prospects from obtrusive/incongruous features, and to proper planning and sustainable development.

2. The proposed development would not represent a necessary dwelling in this Landscape designated The Mountain Uplands contrary to the provisions of Section 4.4 of the County Development Plan 2016-2022. These provisions are required to maintain scenic amenities, recreational utility, existing character, and to preserve views of special amenity value and special interest and to conserve the attractiveness of the county for the development of tourism and tourist related employment.
3. The Council's settlement strategy is to encourage further growth of existing settlements and to restrict rural housing development to cases where there is a bona fide necessity to live in the rural area instead of in existing settlements. It is considered that the applicants do not come within the scope of the housing need criteria as set out under Objective HD23 of the County Development Plan as they are not lifelong residents of Mongnacool Lower and so do not qualify. As such, the proposed development would not be consistent with the proper planning and sustainable development of the area.

- 4.3. The Commission should also note that there are two previous refusals of planning permission for the provision of landfill facilities for the importation of inert material on the Appellants' wider landholding to the rear of the site, Planning Authority references 18/309 and 17/851.

Enforcement

- 4.4. **Planning Authority Reference UD5218:** Unauthorised development of a lag cabin. Section 152 warning letters were issued on 2nd July 2020 and 10th February 2022. An Enforcement Notice was served on 15th March 2023.

5.0 Policy Context

5.1 Wicklow County Development Plan 2022-2028

5.1.1. The site is located within the South-East Mountain Lowlands Area of High Amenity (AHA) and on the edge of an Area of Outstanding natural Beauty.

5.1.2. Chapter 6 - Housing

- CPO 6.29 - Temporary residential structures (e.g. mobile homes, caravans, cabins, portacabins etc) form a haphazard and substandard form of residential accommodation and generally have poor aesthetic value and can detract from the overall appearance of an area. Therefore, permission will generally not be granted for such structures.

5.1.3. Chapter 13 – Water Services

- CPO 13.1 - To ensure and support the implementation of the EU Groundwater Directive and the EU Water Framework Directive and associated River Basin and Sub-Basin Management Plans and Blue Dot Catchment Programme, to ensure the protection, improvement and sustainable use of all waters in the County, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to a deterioration in water quality. The Council will also have cognisance of, where relevant, the EU's Common Implementation Strategy Guidance Document No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the Water Framework Directive.
- CPO 13.2 - To prevent development that would pollute water bodies and in particular, to regulate the installation of effluent storage and disposal systems in the vicinity of natural water bodies or development that would exacerbate existing underlying water contamination.
- CPO 13.16 - Permission will be considered for private wastewater treatment plants for single rural houses where:
 - the specific ground conditions have been shown to be suitable for the construction of a treatment plant and any associated percolation area;

- the system will not give rise to unacceptable adverse impacts on ground waters / aquifers and the type of treatment proposed has been drawn up in accordance with the appropriate groundwater protection response set out in the Wicklow Groundwater Protection Scheme (2003);
- the proposed method of treatment and disposal complies with Wicklow County Council's 'Policy for Wastewater Treatment & Disposal Systems for Single Houses (PE ≤ 10)' and the Environmental Protection Agency "Waste Water Treatment Manuals"; and
- in all cases the protection of ground and surface water quality shall remain the overriding priority and proposals must definitively demonstrate that the proposed development will not have an adverse impact on water quality standards and requirements set out in EU and national legislation and guidance documents.

Appendix 1 – Development and Design Standards

5.1.4. At the outset the Appendix states that key Section 28 documents should be considered. Relevant to the current appeal are:

- Quality Housing for Sustainable Communities
- Design Standards for New Apartments - Guidelines for Planning Authorities

5.1.5. Section 3.1.10 – Temporary Residential Structures: Temporary residential structures (e.g. mobile homes, cabins, caravans, portacabins etc) form a haphazard form of residential accommodation and generally have poor aesthetic value and can detract from the overall appearance of an area. Furthermore, by reason of the overall design and construction of such structures, they are normally seriously substandard as regards attainable amenity as a place of residence with reference to:

- The recommendations in the DoEHLG Best Practice Guidelines "Delivering Homes for Sustainable Communities" (Durability).
- The criteria set out under Section 66 of the Housing Act 1966 (fitness of a dwelling i.e. stability, resistance to dampness, pest control etc.).
- Compliance with the Building Regulations. Therefore, permission will generally not be granted for such structures.

5.4 Natural Heritage Designations

5.1.6. The site is not located within or immediately adjacent to any European Sites. The nearest European Sites are:

- Vale of Clara/Rathdrum Wood SAC (Site Code: 000733) c. 7.5km to the north.
- Buckronev-Brittis Dunes and Fen SAC (Site Code 000729) c.11.5km to the east.

6.0 EIA Screening

6.1.1. 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. A First Party appeal has been submitted by Pat O'Connor, for and on behalf of the Appellants, Brendan and Isabella Carey, against the decision of Wicklow County Council to refuse retention permission. The grounds of appeal can be summarised as follows:

- Permission was granted in 2021 to replace the unauthorised log cabin with a farmhouse. Condition 3 of the planning permission (Development Contributions) was satisfied, and a Commencement Notice was issued.
- Building works did not proceed due to financial constraints.

- The previous Commencement Notice has expired, and a new one is being applied for. Once issued, a new septic tank and percolation area will be installed, removing the environmental issue.
- The Appellants are seeking funding for the construction of the new home and have been living in the log cabin since 2019, raising their four children there.
- The Appellants will give a binding undertaking that the log cabin will be removed once they move into their new home.
- Condition 9 requiring removal of the log cabin prior to commencement is unjust. There is no accommodation in Aughrim for under €1,500 a month and the children go to local schools.

7.2. Planning Authority Response

7.2.1. No response on file.

7.3. Observations

7.3.1. None.

7.4. Further Responses

7.4.1. None.

8.0 Assessment

8.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the report 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 issues in this appeal to be considered are as follows:

- Reason for Refusal 1 - Wastewater Treatment
- Reason for Refusal 2 – Quality of Accommodation/Design
- Reason for Refusal 3 – Unauthorised Development

- Other Matters

8.2. Reason for Refusal 1 – Wastewater Treatment

- 8.2.1. The Planning Authority consider that the temporary septic tank and soak-pit would be contrary to Wicklow County Council's policy for Wastewater Treatment and Disposal Systems for Single Houses (PE<_10) and that it would be injurious to public health.
- 8.2.2. No information has been provided on the unauthorised septic tank. There are no details of its design/capacity or details on percolation or secondary/tertiary treatment, although I note that the site layout plan states that it is a conventional septic tank and soak-pit.
- 8.2.3. The Appellant submits that environmental concerns would be addressed once the new wastewater treatment system and percolation area are installed as part of the permitted development for a new dwelling. The location of the approved wastewater treatment system under PA Ref. 21/346 is on the other side of the site. I acknowledge the Appellants' argument that the unauthorised septic tank and soak-pit would be removed once the new dwelling is completed and the associated WWTS is installed. However, at the time of my site inspection there appeared to have been no meaningful progress made in terms of the construction of the approved dwelling, and I note that the permission expires in October. The Appellants have stated that construction work did not proceed due to financial constraints. As such there is no indication or certainty with regards to how long the log cabin would remain on site, noting that no period was specified in the application, that the cabin has been in place since 2019, and that permission for the new dwelling has been in place since October 2021.
- 8.2.4. Based on the information available to me, I share the Planning Authority's concerns regarding the WWTS, and I find that insufficient information has been submitted on the matter such that the Appellants have not demonstrated that the existing WWTS sought for temporary retention would comply with the relevant standards.

8.3. Reason for Refusal 2 – Quality of Accommodation/Design

- 8.3.1. The Planning Authority consider that the existing cabin, by reason of its design and materials of construction, would constitute a sub-standard form of accommodation, noting that it would be contrary to housing standards that deem such accommodation as unfit for permanent human occupation. It is the Planning Authority's view that the

development would establish an undesirable precedent for similar sub-standard forms of residential development in the area and that it would be contrary to visual amenities of the area.

- 8.3.2. CPO 6.29 states that temporary residential structures (e.g. mobile homes, caravans, cabins, portacabins etc) form a haphazard and substandard form of residential accommodation and generally have poor aesthetic value and can detract from the overall appearance of an area. Therefore, permission will generally not be granted for such structures. This is echoed in Appendix 1, Section 3.1.10, which also states that they are normally seriously substandard as regards attainable amenity as a place of residence.
- 8.3.3. The site is well screened from the access road and the regional road and as such its visibility on the landscape is limited. Whilst I note that it would not comply with the rural design guidance, its overall effect on the visual amenity of the wider area would be limited, although I would still agree that it is a haphazard form of development and of poor aesthetic value.
- 8.3.4. In terms of living accommodation, the cabin provides four bedrooms with associated living space in an overall envelope of c. 75sqm. Having regard to the Quality Housing for Sustainable Communities Guidelines, the proposal would fall well short of the required minimum floorspace for a four-bedroom dwelling. When considering the Sustainable Urban Housing: Design Standards for New Apartments Guidelines and the standards contained in Appendix 1 of same, the cabin falls well below the minimum size for even a three-bedroom unit. Furthermore, I note that the aggregate main kitchen/dining/living space is only c.14sqm which in my view is seriously deficient to cater for six occupants (the Appellants and their four children). As such, I consider that the cabin fails to provide an acceptable standard and quality of living accommodation and that it would represent substandard residential development. On this basis, retention permission should be refused.
- 8.3.5. In coming to this conclusion, I acknowledge that retention is sought for a temporary period, until such time as the approved dwelling has been completed. However, the cabin has been in place since 2019 and whilst planning permission for the new dwelling has been in place since October 2021, and notwithstanding the financial constraints experienced by the Appellants, from my site inspection it was apparent

that no meaningful progress had been made on construction and as such there is no certainty on if or when construction would be completed.

8.4. Reason for Refusal 3 - Unauthorised Development

- 8.4.1. The Planning Authority consider that proposed development would represent the consolidation of un-authorised development, having regard to non-compliance with Condition 3 of PA Ref. 21/346, which requires that the cabin be removed before development commences. The provision of such a form of development unduly impacts on the amenities of the area, public health, the amenities of adjoining properties, undermines the planning regulations and would be contrary to proper planning and sustainable development of the area.
- 8.4.2. I note the Planning Authority's position that the development would result in the consolidation of unauthorised development. The development would be contrary to Condition 9 of the permission to build a new dwelling, which requires the removal of the log cabin in advance of development taking place in connection with that permission. Whilst the preferable approach would have been for the Applicant to apply to amend the condition, there is nothing preventing the Appellants from seeking retention permission in this instance. I am therefore of the opinion that this reason for refusal should be set aside.

8.5. Other Matters

- 8.5.1. The Appellants consider Condition 9 of PA Ref. 21/346 to be unjust as it requires removal of the cabin prior to commencement of development. It is further stated that there is no accommodation in Aughrim for under €1,500 a month and that the children go to local schools. The matter of Condition 9 of the Appellants' planning permission is not within the scope of the current appeal which relates to retention permission for the log cabin rather than an amendment to or removal of a planning condition on the existing permission. Whilst I fully acknowledge the financial constraints currently experienced by the Appellants, these are not material planning considerations in the determination of the current appeal.

9.0 AA Screening

- 9.1. I have considered the proposal in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located in the rural townland of Mongnacool Lower, near Aughrim. The nearest European Sites are the Vale of Clara/Rathdrum Wood SAC (Site Code: 000733) c. 7.5km to the north, and the Buckroneys-Brittias Dunes and Fen SAC (Site Code 000729) c.11.5km to the east.
- 9.2. Retention permission is sought for a residential log cabin as set out in Section 2.1 of this report. No specific appropriate assessment issues were raised as part of the appeal. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European site. The reason for this conclusion is as follows:
- The nature and small scale of the works.
 - The significant separation distance from the nearest European site and lack of viable connections.
 - The screening determination of the Planning Authority.
- 9.3. I conclude, on the basis of objective information, that the development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and development Act 2000) is not required.

10.0 Water Framework Directive

- 10.1. Refer to Appendix 4. On the basis of information provided with the application in terms of wastewater treatment, I am not satisfied that it can be concluded 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.

11.0 Recommendation

11.1. I recommend that the Commission uphold the decision of Wicklow County Council and refuse retention permission, for the reasons stated below.

12.0 Reasons and Considerations

1. Wicklow County Council's Policy for Wastewater Treatment & Disposal Systems for Single Houses (PE ≤ 10) requires wastewater treatment systems and percolation areas to meet the requirements of the 2021 EPA Code of Practice, including in terms of design, sizing and construction. CPO 13.1 and 13.2 of the Wicklow County Development Plan seek to support the implementation of the EU Water Framework Directive to ensure the protection, improvement and sustainable use of all waters in the County, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to a deterioration in water quality. Having regard to the information on file, the Commission is not satisfied that the Applicant has demonstrated that the temporary arrangements for dealing with wastewater from the cabin are adequate and in compliance with the Code of Practice, that the development would not contribute to water quality deterioration of the Wicklow groundwater body, that it would not be prejudicial to public health, and would not cause pollution that would hinder the achievement of, and are not contrary to, the objectives of the EU Water Framework Directive, contrary to CPO 13.1, 13.2, and 13.16 of the Wicklow County Development Plan 2022-2028.
2. Having regard to the design, materials of construction, and limited floorspace of the cabin, the national guidance Quality Housing for Sustainable Communities- Best Practice Guidelines for Delivering Homes Sustaining Communities and Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, it is considered that the development to be retained would result in an unsatisfactory standard of

residential accommodation for occupants due to the substandard accommodation provided by the cabin, that it would be prejudicial to public health, with such accommodation as being unfit for permanent human occupation. The development would set an unwelcome precedent for similar sub-standard forms of residential development in the county and would be contrary to the provisions of the County Development Plan and 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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Terence McLellan
Senior Planning Inspector

29th May 2026

Form 1 - EIA Pre-Screening

Case Reference	ACP-322932-25
Proposed Development Summary	Retention of a log cabin providing residential accommodation (temporary).
Development Address	Trees, Mongnacool Lower, Aughrim, Co. Wicklow.
In all cases check box /or leave blank	
1. Does the proposed development come within the definition of a ‘project’ for the purposes of EIA? (For the purposes of the Directive, “Project” means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a ‘Project’. Proceed to Q2.
	<input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory.	
<input type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	

<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2)	Class 10 (b) (i) >500 dwellings.

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

Inspector: _____ Date: _____

Form 2 - EIA Preliminary Examination

Case Reference	PL-500023-KE
Proposed Development Summar	Construction of a single storey detached bungalow
Development Address	Trees, Mongnacool Lower, Aughrim, Co. Wicklow.
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
<p>Characteristics of proposed development</p> <p>(In particular, the size, design, cumulation with existing/proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<p>The log cabin provides residential accommodation. It is generally consistent with the scale of other dwellings in the area. Whilst it differs significantly in appearance from other rural dwellings, this would not be to such an extent that it would have wider impacts requiring an EIAR.</p> <p>No demolition works were required. The log cabin is prefabricated and construction works would have been minimal.</p> <p>The use of fuels and materials would be typical for such development. Construction impacts would have been minimal, localised, and temporary in nature, given the prefabricated nature of the log cabin.</p> <p>In terms of accidents, no significant risk is anticipated having regard to the nature and scale of the development.</p> <p>No existing or permitted developments have been identified in the immediate vicinity that would give rise to significant cumulative environmental effects.</p>
<p>Location of development</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,</p>	<p>The site is not located within, or immediately adjoining, any protected areas. The development would not have the potential to significantly impact on any ecologically sensitive site or location. The development would not give rise to significant impact on nearby water courses (whether linked to any European site or other sensitive receptors). The site is not considered to be an environmentally sensitive site.</p> <p>It is considered that no Appropriate Assessment issues arise, and it is not considered that the proposed development would be likely to have a significant effect,</p>

<p>landscapes, sites of historic, cultural or archaeological significance).</p>	<p>individually, or in combination with other plans or projects, on any European Site. The development would not give rise to waste, pollution or nuisances that differ significantly from that arising from other small scale residential developments for single dwellings.</p> <p>Given the nature of the development and the site/surroundings, it would not have the potential to significantly affect other significant environmental sensitivities in the area.</p>
<p>Types and characteristics of potential impacts</p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>All development has the potential for a degree of disturbance/nuisance during the construction phase, including noise, vibration, dust, air quality and traffic impacts. However, these impacts would have been short term, temporary and minimal, given the prefabricated nature of the cabin.</p>
<p>Conclusion</p>	
<p>Likelihood of Significant Effects</p>	<p>Conclusion in respect of EIA</p>
<p>There is no real likelihood of significant effects on the environment.</p>	<p>EIA is not required.</p>

Inspector: _____ **Date:** _____

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

(only where Schedule 7A information or EIAR required)

Appendix 3 – WFD Stage 1: Screening			
Water Framework Directive IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
Case Ref.	ABP-322932-25-24	Townland, address	Trees, Mongnacool, Lower, Aughrim, Co. Wicklow
Description of project	Temporary retention of residential log cabin and septic tank/soak pit.		
Brief site description, relevant to WFD Screening,	<ul style="list-style-type: none"> • Existing log -cabin with septic tank discharging to a soak pit. • No watercourse within the boundary of the site or with meaningful connections. • The site is located in the Wicklow groundwater body with good overall status. Vulnerability is mostly Extreme above 200mOD. Below this the vulnerability is mainly High with some smaller areas of Moderate and Low in places along the coast and southeast. The groundwater body is listed as 'At Risk'. 		
Proposed surface water details	Stormwater discharges to ground.		
Proposed water supply source & available capacity	On-site well.		

Proposed wastewater treatment system & available capacity, other issues	The log cabin is served by a temporary septic tank discharging to a soak pit.
Others?	N/A

Step 2: Identification of relevant water bodies and Step 3: S-P-R connection						
Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
Wicklow groundwater body.	N/A	IE_EA_G_076	Good.	At risk.	-	Surface water, foul discharge, groundwater.

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Step 3: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.

OPERATIONAL PHASE

No.	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.
1.	<p>Untreated surface water entering groundwater.</p> <p>Untreated foul water entering groundwater.</p>	Wicklow Groundwater body.	Existing	Water quality degradation.	<p>Surface water and groundwater impacts could be mitigated by industry standard measures and best practice.</p> <p>There is no proposal to upgrade the wastewater provisions as part of the retention permission.</p>	Yes. Impacts on groundwater cannot be determined on the basis of information submitted with regards the treatment of foul water.	Cannot be determined on the basis of information submitted with regards the treatment of foul water.

					<p>The unauthorised septic tank and soak pit would therefore remain until such time as the new dwelling and WWTS is constructed. I have concerns regarding the adequacy of the current septic tank, its capacity, compliance with the EPA Code of Practice, and the discharge to a soak pit. No substantive information has been submitted on the matter.</p>		
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