



An
Coimisiún
Pleanála

Inspector's Report ACP-323069-25

Development	Two houses and all associated site works.
Location	1 Knockroe, Kilcoole, Co. Wicklow.
Planning Authority	Wicklow County Council
Planning Authority Reg. Ref.	2560348
Applicant(s)	Sinead and Grainne Campbell
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party
Appellant(s)	Sinead and Grainne Campbell
Observer(s)	None
Date of Site Inspection	29 th September 2025
Inspector	Emer Doyle

1.0 Site Location and Description

- 1.1. The site is located at no. 1 Knockroe, Kilcoole, Co. Wicklow. The site is located at the edge of the settlement boundary of Kilcoole and comprises of lands to the rear an existing semi-detached dwelling.
- 1.2. The site is long and narrow in configuration and has a stated area of 0.067 hectares. The site is located adjacent to the R761 to the west. Access is provided by way of a laneway to the rear which serves all the houses on the southern side of Knockroe.
- 1.3. There is a wide variety of dwelling styles in Knockroe with many examples of backland and infill development. To date, all development has been accessed from the estate road serving Knockroe.

2.0 Proposed Development

- 2.1. The proposed development comprises the subdivision of No. 1 Knockroe. Access is proposed from the existing laneway to the rear.
- 2.2. Permission is sought for 2 no. semi-detached 3 bedroom dwellings. The proposed dwellings are dormer in style. Unit 01 has a rear garden area of 98m² and unit no. 2 has a rear garden area of 60m². Car parking for 2 cars is proposed in each site. The total area of each dwelling is 137m². The dwellings proposed are two storey to the front and dormer to the side.
- 2.3. The application is accompanied by a Roads Report which states that the access proposals will need to be designed to recognise that the granting of permission may lead to similar development at neighbouring properties. The proposal allows for a low speed 5.0m wide access road with a 2.0m wide footpath which can be extended if and when other back gardens get developed.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. Permission refused for 2 No. reasons as follows:

1. Having regard to:

- (a) The Existing Residential zoning objective for the subject lands, which is 'To protect, provide for and improve residential amenities of adjoining properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located';
- (b) The site being located on the edge of the settlement boundary of Greystones-Delgany, adjacent to the Agricultural Greenbelt;
- (c) The existing pattern of development in the vicinity;
- (d) The site size and width and the proposed layout which is not in keeping with the prevailing character of the area. It is considered the proposed development would represent an overdevelopment of the site, would set a precedent for further undesirable patterns of development in the area and would be contrary to Objectives CPO 6.3, CPO 6.16, CPO 6.22 and CPO 6.26 and the development standards of the Wicklow County Development Plan 2022-2028.

To permit this development would be contrary to the amenities of the area and to proper planning and sustainable development.

2. Having regard to:

- a) the rear laneway being outside of the red line boundary; and
- b) The lack of details and sightlines provided in relation to the proposed entrance onto the lane for traffic travelling from the east it is considered that the proposed development would result in a serious traffic hazard and would therefore be contrary to proper planning and sustainable development.

3.2. Planning Authority Reports

- 3.2.1. **Planning Reports** (23/06/25) outlined a number of concerns including lack of clarity regarding boundary details with regional road/ removal of hedgerow to provide sightlines or construction of 2m high boundary wall. It was noted that the works to the rear lane were outside of the red line boundary and it is not clear what is proposed in terms of tree removal along the laneway. Concern was expressed that similar development could occur on adjacent sites and this would set an undesirable precedent for other similar development resulting in overdevelopment abutting the greenbelt/ agricultural area. The report sought Further Information to address these

issues. A note from the Senior Engineer considered that the proposal for 2 dwellings on the site would comply with the zoning objective for the site and would result in overdevelopment not in keeping with the prevailing character of the area. It was considered that a refusal reason was also required to address the fact that some required laneway works area located outside of the redline boundary (and hence are not proposed, as they are not on a public road), and that inadequate details are provided in relation to the proposed entrance and sightlines from there along the laneway to the east.

A supplementary report (25/06/25) recommended refusal for 2 no. reasons based on the above.

3.2.2. Other Technical Reports

Area Engineer – Request for Further Information, together with recommended conditions if granted. Concerns are expressed in relation to future development on the laneway.

3.3. Prescribed Bodies

- No reports.

3.4. Third Party Observations

- None.

4.0 Planning History

4.1. On site:

The planner's report sets out a detailed site history in relation to the site. Of relevance is the following:

PA 15/401

Permission refused to Sinead Campbell for construction of a new 2 storey dwelling to the rear of No. 1.

Adjacent Sites:

PA Reg. Ref. 22/219

Permission granted to Wicklow County Council to rear of No. 8 Knockroe for 2 no. 4 bedroom semi detached dormer houses with associated works.

PA Reg. Ref.21/398/ ACP 310652

Permission granted by PA and by the Commission on appeal to Iseult Nic Gheairait & Eoin Reynolds for a part one storey, part two storey, 190m² detached house,

5.0 Policy Context

5.1. National Policy and Guidelines

- National Planning Framework First Revision (April 2025)

National Policy Objective 7 Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements and ensure compact and sequential patterns of growth.

National Policy Objective 11 Planned growth at a settlement level shall be determined at development plan-making stage and addressed within the objectives of the plan. The consideration of individual development proposals on zoned and serviced development land subject of consenting processes under the Planning and Development Act shall have regard to a broader set of considerations beyond the targets including, in particular, the receiving capacity of the environment.

5.2. Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

- These Guidelines set out national planning policy in relation to the planning and development of settlements and housing.

5.3. Wicklow County Development Plan 2022-2028

- 5.3.1. Kilcoole is identified as a level 4 settlement, 'Self Sustaining Towns with high levels of population growth and a weak employment base which are reliant on other areas

for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining.

5.3.2. Town and Village Centres

Objective CPO 5.1: To protect and maintain the viability of town and village centres, target the reversal of decline and deliver sustainable reuse and regeneration outcomes.

Objective CPO 5.2: To protect and increase the quality, vibrancy and vitality of town and villages centres by promoting and facilitating an appropriate mix of day and nighttime uses, including commercial, recreational, civic, cultural, leisure and residential uses and to control uses that may have a detrimental impact on the vitality of the streetscape and the public realm.

Objective CPO 5.3: To particularly promote and facilitate residential development in town and village centres.

5.3.3. Housing

Table 6.1 Density Standards: For small towns and villages including Kilcoole, the following density standards are noted:

Centrally located sites: 30 – 40+ units per hectare for mainly residential schemes may be appropriate or for more mixed use schemes.

Edge of Centre Sites: 20-35 dwellings per hectare.

Edge of small town / village: Densities of less than 15 – 20 dwellings per hectare (as an alternative to one-off housing) as long as such development does not represent more than 20% of the total new planned housing stock of the small town or village.

Objective CPO 6.3: New housing development shall enhance and improve the residential amenity of any location, shall provide for the highest possible standard of living of occupants and in particular, shall not reduce to an unacceptable degree the level of amenity enjoyed by existing residents in the area.

Objective CPO 6.4: All new housing developments (including single and rural houses) shall achieve the highest quality of layout and design, in accordance with the standards set out in the Development and Design Standards (Appendix 1) and the Wicklow Single Rural House Design Guide (Appendix 2)".

Objective CPO 6.7: The design and layout of new residential and mixed-use development shall deliver highly permeable, well-connected streets which facilitate active street frontage in accordance with best practice set out in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (DEHLG May 2009) and the Design Manual Urban Roads and Streets (DTTS & DECLG 2013).

Objective CPO 6.13: To require that new residential development represents an efficient use of land and achieves the minimum densities as set out in Table 6.1 subject to the reasonable protection of existing residential amenities and the established character of existing settlements.

- 5.3.4. Appendix 1 of Volume 3 sets out relevant design standards. The following is relevant:

Section 2.1.4 notes that the design of new local roads and new means of access onto local roads shall generally comply with the guidance set out in the Design Manual for Urban Roads and Streets, Traffic Management Guidelines and Recommendations for Site Development Works for Housing Areas as necessary.

Section 3.1.3 (Privacy) notes that a separation of 22m will normally be required between opposing windows serving private areas and the degree of 'overlooking' afforded by different window types shall be considered e.g., an angled roof light will not have the same impact as a traditional window on the same elevation.

Section 3.1.4 (Open space) notes that public open space will normally be required at a rate of 15% of the site area. Minimum private open space for 1-2 bed houses is 50sq.m and 60-75sq.m for 3+ bed houses.

Section 3.1.5 (Car parking) notes that 2 no. off-street spaces shall normally be required for all dwelling units over 2-bed in size. For every 5 no. units provided with only 1 space, 1 visitor space shall be provided (6m by 2.5m for parallel bays).

5.4. **Greystones- Delgany and Kilcoole Local Area Plan 2013-2019**

- 5.4.1. The site is zoned as "RE – Existing Residential" which has the objective "to protect, provide for and improve residential amenities of adjoining properties and areas while

allowing for infill residential development that reflects the established character of the area in which it is located'

Objective RES1: To adhere to the objectives of the Wicklow County Development Plan 2010-2016 in regard to population and housing as are applicable to the plan area. In the assessment of development proposals, regard shall be paid to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages), (DoEHLG, 2009).

5.5. Natural Heritage Designations

5.5.1. No natural designations apply to the subject site. The following Natura 2000 sites in the vicinity of the appeal site include:

- The Murrough Special Protection Area (Site Code:004186), approximately 1.86 km east of the site.
- The Murrough Wetlands Special Area of Conservation (Site Code:002249), approximately 1.7km south-east of the site.

Further natural heritage designations in the vicinity include:

- The Murrough Proposed Natural Heritage Area (Site Code: 000730), approximately 1.5km east of the site.

5.6. EIA Screening

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

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. The grounds of the First Party appeal can be summarised as follows:

- The proposal is in line with the National Planning Framework Update 2025. NPO42 targets the delivery of approximately 50,000 new homes per annum to 2040. NPO9 advocates that new homes in settlements and their suburbs to be within the existing built-up footprint, to ensure compact and sequential growth. NPO42 prioritises the provision of new homes at locations that can support sustainable development and at an appropriate scale relative to location.
- The site is well connected to public transport.
- The proposed development complies with SPPR1 and SPPR2.
- The zoning of the site allows for infill development.
- For the purposes of clarity the layout has been annotated with additional notes. Approximately 15m of hedge along the western boundary (total length 40m) is to be removed to create a sightline. This area will be delineated with a low wooden fence. A 2m high wall will be erected behind this existing hedge to be retained. It is not necessary to remove hedgerows in the laneway to provide sightlines.
- An engineer's report accompanies the appeal to address the traffic safety concerns.
- The sightlines can be achieved without the need to carry out any works in the laneway. No works are proposed or needed in the laneway as outlined in blue to provide adequate sightlines to the east. It is noted that details of the works, materials etc. to be carried out in the laneway would have been perfectly acceptable as a condition.

6.2. Planning Authority Response

- No response has been received from the planning authority on the appeal.

6.3. Observations

- None.

6.4. Further Responses

6.4.1. None.

7.0 Assessment

7.1. Having examined the details and all other documentation on file, inspected the site and having regard to relevant local/ regional/ national policies and guidance, I consider that the main issues in this appeal are as follows:

- Principle of Development
- Impact on Residential Amenity and Character of the Area
- Impact on Traffic Safety

7.2. Principle of Development

7.2.1. The appeal relates to the development of 2 no. semi-detached dwellings on a site of 0.067 hectares on a site at the edge of Kilcoole, Co. Wicklow. The site is zoned as 'Existing Residential' in both the adopted Local Area Plan and the Draft Greystones-Delgany and Kilcoole Local Planning Framework with an objective 'To protect, provide for and improve residential amenities of adjoining properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located.'

7.2.2. In relation to the national policy context, a residential infill development in the suburb of Kilcoole, Co. Wicklow would generally be in accordance with the following National Policy Objectives of the National Planning Framework- First Revision (2025). NPO 7 seeks the delivery of 40% of all new homes nationally, within the

built-up footprint of existing settlements and ensure compact and sequential patterns of growth. NPO 43 seeks to prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

- 7.2.3. The principle of additional housing units on this site is in keeping with the land use designation for the area.
- 7.2.4. This is a mature residential development where sites were originally built to a very low density. There is a long history of infill sites within this existing development of varying designs and sizes, but all of these are served by the existing estate road. This is the first site where permission is sought to access the proposed development from the laneway to the south.
- 7.2.5. Having regard to the pattern of development in the area, zoning objective, and settlement policy of the current Development Plan, I am satisfied that the principle of development is acceptable at this location subject to consideration of all other relevant planning issues, including the impact, if any, of the proposal on the amenities of neighbouring properties and the overall character of the wider area.

7.3. Impact on Residential Amenity and Character of the Area

- 7.3.1. The main issues raised in this case relate to the location of the site on the edge of the settlement boundary adjacent to the agricultural greenbelt and the site size and width of the proposed layout are not in keeping with the prevailing character of the area.
- 7.3.2. As stated in the previous section, the site is located within the development boundary of Kilcoole and the proposed development is in keeping with the strong local, national and regional policy context supporting the provision of new houses on small infill sites such as the appeal site. The site is on the edge of the town as identified by both the current and draft Local Area Plan/ Local Planning Framework. The southern section of the site is bordered by a laneway which provides rear access to all the dwellings on this side of the Knockroe housing development. Further south, there is a bungalow on a large plot and a large surface car park which services 2 no. commercial units- a coffee shop and a shop selling farm fruit and

vegetables. The regional road is located adjacent to the western boundary and there is a bus stop directly on the footpath outside the site.

- 7.3.3. In terms of residential amenity, no concerns have been raised in relation to overlooking or overshadowing. In terms of design, the dwellings proposed feature a conventional building footprint, streamlined elevational treatment, uncomplicated fenestration, door openings and roof profile and simple external finishes. The elevations are essentially double fronted with the principle access to the side from a lower profile dormer elevation which addresses the regional road on the west for unit 1 and east of the site for unit 2.
- 7.3.4. In terms of layout, the dwellings are sited centrally within the site. I do not consider the site size to be unduly narrow such that it cannot accommodate 2 no. dwellings. In respect of the amenity of future residents, I am satisfied that the proposal will provide a satisfactory level of residential amenity, providing quality accommodation with an adequate level of private open space and separation distance well in excess of 16m as required by the Compact Settlement Guidelines. In this regard, I note that SPPR 1 of the Compact Settlement Guidelines require a minimum separation distance of 16m between opposing windows. The separation distances in this case vary between 19.4m and 21.1m. SPPR 2 of the Compact Settlement Guidelines requires that 3 bedroom dwelling houses meet minimum private open space standards of 40m². In this case, I note that the rear garden provision for unit 1 is 98m² and the rear garden provision for unit 2 is 60m².
- 7.3.5. The site will be visible from the regional road, but I consider that the double fronted elevations have had regard to this and provide satisfactory elevational treatment at this location. Whilst I accept that the density is greater than that already provided for in this area, I consider that the development is an appropriate infill development and the layout and design reflects the character of the area.
- 7.3.6. In conclusion, having regard to the above factors, I am satisfied that the proposed development is acceptable and will not detract to an undue degree from residential amenities of adjoining properties or the character of the area.

7.4. Impact on Traffic Safety

- 7.4.1. The main issues raised in relation to traffic safety relate to the rear laneway being outside the red line boundary and the lack of details and sightlines provided in relation to the proposed entrance onto the lane for traffic travelling from the east.
- 7.4.2. The response to the appeal has submitted an engineer's report together with a layout detailing the proposed boundary treatments.
- 7.4.3. The proposed development provides for an access to the rear onto a narrow laneway. There have been many other examples of backland development within the estate but to date none have been granted onto this laneway, instead using the Knockroe estate road to the front of the site. Concern is expressed in the Area Engineer's report that if planning permission were to be granted allowing the construction of a new vehicular access at the rear of the site, this would set a precedence for all other land owners to the south of the Knockroe estate, which would have implications for providing junction upgrade works at the junction of the lane and the R761, and for providing lighting and maintenance of new carriageway and footpaths. I consider that this is a valid concern, nevertheless, I consider that this is an appropriate location for development and provided that traffic and pedestrian safety is not compromised, the principle of development at this location is acceptable.
- 7.4.4. In terms of sightlines, I note that it is proposed to remove the existing trees along the regional road to the front of the proposed dwellings and provide a 1.2m high timber fence to allow for sightlines. This will facilitate adequate sightlines from the laneway onto the regional road. I note that it is not necessary to remove hedgerow along the lane to provide sightlines to the east and that presently, there is minimal traffic on the laneway.
- 7.4.5. The section of the laneway adjacent to the site is in the ownership of the applicants as outlined in the lands outlined in blue. An engineer's report submitted as part of the application documentation entitled 'technical note', recognised that that the granting of this permission may lead to similar development at neighbouring properties. It considered that the proposal needed to be designed to take into consideration similar potential future development using this access. It is stated that the proposal

allows for a low speed 5.0m wide access road with a 2.0m wide footpath which can be extended if and when other back gardens get developed.

- 7.4.6. The appeal response notes that no works are proposed or needed on the laneway to facilitate the proposed development. It is stated that details of the design, material and footpath can be readily made and attached as a condition. It is likely that the proposed development will set a precedent for the development of additional houses at this location and in this regard, I consider that it is reasonable for the landowner to provide a footpath and a roadway to a suitable standard on lands outlined as being in his ownership at this location adjacent to the site.
- 7.4.7. In conclusion, subject to conditions, I consider that the proposed development can be accessed safely and does not create a traffic hazard.

8.0 Appropriate Assessment Screening

- 8.1. I have considered the proposal for the construction of 2 No. two storey houses, connection to existing services and all associated site works in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located on an established residential site and within an established residential area.
- 8.2. 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 of the development, the distance to designated sites and the absence of pathway to these sites.
- 8.3. 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 and likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

9.0 Water Framework Directive Screening

9.1. Please refer to Appendix 2. The proposed development is detailed in section 2.0 of my report. No water deterioration concerns were raised in the planning appeal. I have assessed the proposed development of 2 No. dwellings and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration.

9.2. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

The reason for this conclusion is as follows:

- The small scale and nature of the development
- The Location-distance from nearest water bodies and/or lack of hydrological connections

9.3. 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.

10.0 Recommendation

Following from the above assessment, I recommend that permission is GRANTED for the development as proposed due to the following reasons and considerations, and subject to the conditions set out below.

11.0 Reasons and Considerations

Having regard to the location of the application site in an established residential area zoned for residential development in the Greystones, Delgany and Kilcoole Local

Area Plan 2013 and the pattern of development in the area, subject to compliance with the conditions set out below, it is considered that the proposed development would constitute an appropriate form of infill residential development, would not seriously injure the amenities of the area or of property in the vicinity, would accord with the provisions of the Wicklow County Development Plan 2022-2028 and with the proper planning and sustainable development of the area.

12.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application to the planning authority, as amended by the details submitted on the 18th of July 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2.
 - a) The section of the laneway within the applicant's ownership providing access to the site shall be provided with a footpath and roadway to the construction standards of the Planning Authority for such works.
 - b) All works shall be undertaken at the developer's expense and completed to the satisfaction of the planning authority.

Reason: In the interest of traffic and pedestrian safety, and sustainable transport.

3. Details of the materials, colours, and textures of all the external finishes to the proposed building and boundary treatments shall be as submitted with the application, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity and orderly development.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

5. Prior to the commencement of development the developer shall enter into a Connection Agreements with Uisce Éireann (Irish Water) to provide for service connections to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

6. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be relocated underground as part of the site development works.

Reason: In the interests of visual and residential amenity.

7. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

8. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise, dust, debris management measures, traffic management measures, and off-site disposal of construction waste.

Reason: In the interests of public safety and residential amenity.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased

payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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.

Emer Doyle
Planning Inspector

23rd October 2025

Appendix 1- Form 1 - EIA Pre-Screening

Case Reference	323069-25
Proposed Development Summary	Construction of 2 No. 3 bedroomed semi-detached houses
Development Address	1 Knockroe, Kilcoole, Co. Wicklow.
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
	<input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	

<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road 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) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	Class 10. Infrastructure projects (b) (i) Construction of more than 500 dwelling units.
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: _____

Appendix 1- Form 2 - EIA Preliminary Examination

Case Reference	323069-25
Proposed Development Summary	Construction of 2 No. 3 bedroomed semi-detached houses
Development Address	1 Knockroe, Kilcoole, Co. Wicklow.
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	<p>The proposed development is for the construction of 2 No. semi-detached houses in the rear garden of an existing dwelling in an urban area.</p> <p>The project due to its size and nature will not give rise to significant production of waste during both the construction and operation phases or give rise to significant risk of pollution and nuisance.</p> <p>The construction of the proposed development does not have potential to cause significant effects on the environment due to water pollution. The project characteristics pose no significant risks to human health.</p> <p>The proposed development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change.</p>
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	<p>The subject site is located on zoned land within an urban area.</p> <p>The subject site is not located in or immediately adjacent to ecologically sensitive sites.</p> <p>It is considered that, having regard to the limited nature and scale of the development, there is no real likelihood of significant effect on other significant environmental sensitivities in the area.</p>
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent,	<p>The size of the proposed development is notably below the mandatory thresholds in respect of a Class 10 Infrastructure Projects of the Planning and Development Regulations 2001 as amended.</p>

nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	N/A
There is a real likelihood of significant effects on the environment.	N/A

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)

Appendix 2

Screening the need for Water Framework Directive Assessment Determination

The subject site is located at No. 1 Knockroe, Kilcoole, Co. Wicklow. The project is a smallscale infill development (two dwellings in the rear garden of an existing dwelling) within an established urban area.

There are no watercourses at or adjacent to the site. The river body THREE TROUTS STREAM_010 is the closest watercourse, located c. 1.1km to the north of the site. This has a Water Framework Directive (WFD) status of 'good' and 'Not at Risk'. There are no identified pressures on the waterbody.

The underlying groundwater body is Wicklow IE_EA_G_076, which has a WFD status of 'At Risk' and an overall good status. Identified pressures are anthropogenic pressures- of an unknown nature and agriculture. There is a hydrological connection to groundwater via the stormwater disposal.

No water deterioration concerns were raised in the planning appeal. I have assessed the project and have considered the objectives as set out in Article 4 of the WFD which seek to protect and, where necessary, restore surface water and ground 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 any surface water and/ or ground waterbodies either qualitatively or quantitatively.

Conclusion

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters,

transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.