



An
Coimisiún
Pleanála

Inspector's Report

ACP-323129-25

Development

Conversion and change of use of an existing garage/storage outbuilding to a new stand-alone one bed apartment unit (circa 63sqm), minor alterations to front & rear elevations, new vehicular parking, connection to services and all associated site and development works.

Location

Newpark Road, Wicklow Town, Co. Wicklow

Planning Authority

Wicklow County Council

Planning Authority Reg. Ref.

2560363

Applicant(s)

Robert Downes

Type of Application

Permission

Planning Authority Decision

Refuse

Type of Appeal

First Party

Appellant(s)	Robert Downes
Observer(s)	None
Date of Site Inspection	22 nd November 2025
Inspector	Colin McBride

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Appendix 1 – Form 1: EIA Pre-Screening

Form 2: Preliminary Examination

1.0 Site Location and Description

- 1.1. The proposed development site is located in an established residential area, approximately 100m south of Wicklow town centre, at the westernmost end of a small cul-de-sac of housing known as Newpark Road which is accessed via a minor roadway that extends westwards from its junction with St. Mantan's Road. It has a stated site area of 0.26 hectares, is irregularly shaped, and is presently occupied by a single-storey garage structure positioned between a neighbouring two-storey dwelling house to the immediate south and a former women's refuge / support service building located on the lower-lying lands to the north alongside Fitzwilliam Road. Notably, whilst the existing garage is associated with a nearby dormer-style dwelling house to the southeast (as shown on the submitted site layout plan), it is physically separated from that property by the intervening roadway.

2.0 Proposed Development

- 2.1. Permission is sought for the conversion and change of use of an existing garage/storage outbuilding to a new stand-alone one bed apartment unit (circa 63sq), minor alterations to front & rear elevations, new vehicular parking, connection to services and all associated site and development works.

3.0 Planning Authority Decision

3.1. Decision

Permission was refused based on one reason.

1. Having regard to the location and size of the site, the prevailing pattern of development in the area, the design and layout of the proposed development and the RE zoning objective of the site, as set out in the Wicklow Town - Rathnew Local Area Plan 2025, which seeks to protect, provide and improve residential amenities of existing residential areas, while allowing for infill residential development that is in accordance with the principles of good design and protection of existing residential amenity, it is considered that the proposed development would not comply with the

Local Area Plan or County development requirements for infill development in urban areas, does not reflect the prevailing pattern of development in the area, would represent an inappropriate, haphazard and sub-standard form of development on this site, would set an undesirable precedent for similar form of development in the area, would injure the amenities of existing dwellings in this area and would therefore be contrary to the design standards and objectives of the County Development plan and would be contrary to the proper planning and sustainable development.

3.2. Planning Authority Reports

3.2.1. Planning Reports

Planning Report (03/07/25):

- The proposal was considered to be substandard development in particular in regard to the quantity and layout of private open space. Refusal was recommended based on the reason outlined above.

3.3. Prescribed Bodies

None.

3.4. Third Party Observations

None.

4.0 Planning History

ABP-305775-19 (19/497): Permission refused (March 2020) for change of use from garage to a granny flat. Refused based on one reason, which is as follows:

1. Having regard to the provisions of Section 1: 'Mixed Use and Housing Developments in Urban Areas: Independent living units ('Granny-flats')' of Appendix 1: 'Development and Design Standards' of the current Wicklow County Development Plan, 2016 – 2022, which provides for the consideration of the construction or conversion of part of an existing dwelling into a 'family flat' subject to certain

requirements, it is considered that the siting and physical separation of the existing garage from the principal residence is such that it would militate against the proposed development being functionally integrated with the main house. Therefore, in the absence of any exceptional circumstances to the contrary, and as the proposed accommodation could reasonably be provided by means of modification or extension of the main dwelling, it is considered that the proposed development would contravene the provisions of the current Wicklow County Development Plan and would be contrary to the proper planning and sustainable development of the area.

23/826: Permission granted for the proposed conversion of and extension to side of an existing detached garage to form a self-contained dwelling together with ancillary site development works including vehicular access and connections to services at rear of House 4B New Park Road. This is located within a property to the south of the site.

5.0 Policy Context

5.1. Development Plan

Wicklow Town - Rathnew Local Area Plan 2025

Site is zoned RE-Existing residential with a stated objective 'to protect, provide and improve residential amenities of existing residential areas'.

WTR1 All new housing developments shall be required to accord with the housing objectives and standards set out in the Wicklow County Development Plan.

WTR7 To encourage in-fill housing developments, the use of under-utilised and vacant sites and vacant upper floors for accommodation purposes and facilitate higher residential densities at appropriate locations, subject to a high standard of design, layout and finish.

WTR8 To promote and facilitate the development of a range of residential development types, tenures and sizes, including affordable and cost-rental properties, in order to cater for the varying housing needs and economic circumstances of the town's population. In particular, Wicklow County Council shall work with the Land Development Agency, and other relevant stakeholders, to deliver a range of residential tenures to meet the requirements of the population including

(but not limited to) affordable and cost-rental housing types on appropriate lands, subject to compliance with the policies and objectives of the LAP, the Development Plan and other relevant national and regional policies and guidelines.

Wicklow County Development Plan 2022-2028

Section 6.4 Housing Objectives

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.

CPO 6.21 In areas zoned 'Existing Residential' house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity will normally be permitted (other than on lands permitted or designated as open space, see CPO 6.25 below). While new developments shall have regard to the protection of the residential and architectural amenities of houses in the immediate environs, alternative and contemporary designs shall be encouraged (including alternative materials, heights and building forms), to provide for visual diversity.

CPO 6.22 In existing residential areas, small scale infill development shall generally be at a density that respects the established character of the area in which it is located, subject to the protection of the residential amenity of adjoining properties. However, on large sites or in areas where previously unserved, low density housing becomes served by mains water services, consideration will be given to densities above the prevailing density, subject to adherence to normal siting and design criteria.

CPO 6.24 To facilitate family / granny flat extensions for use by a member of the immediate family subject to protection of existing residential amenity and compliance with the criteria set out in the Development and Design Standards (Appendix 1)

Appendix 1: Development and Design Standards

3.1.4 Open Space

Dwellings shall generally be provided with private open space at the following minimum rates:

House size

Minimum private open space

1-2 bedrooms 50sqm

3+ bedrooms 60-75sqm

3.1.6 Infill / backlands development in existing housing areas

Many older housing areas were built at densities and in such formats that resulted in particularly large plot sizes. Where opportunities arise for infill or backland type development, the following standards shall apply:

- The site / plot must be capable of being developed in accordance with the density parameters set out for that area in the local area or town plan, or in any case in keeping with the prevailing density of the immediate area. Where no density limit is set (for example, in areas zoned 'existing residential'), the quantum of development that will be permissible will flow as a result of adherence to best development standards;
- The design of a new house should complement the area. Where an area has an established unique or valuable character worthy of preservation, particular care should be taken to match the style and materials of the area; however, where an area is a 'mixed-bag' of styles and periods, more flexibility can be applied;
- Particular attention will be required to be paid to the design and location of new windows, in order to ensure that the privacy of either the existing house on the plot or adjacent houses is not diminished;
- Gable walls abutting public areas (e.g. footpaths, car parking areas and open spaces) will not be permitted and a minimum separation of 0.9m will be required between the house gable and the side wall of the plot;
- Where the access route to a proposed development site is proposed to run alongside the external walls of the existing dwelling on the development plot or the external walls of a dwelling on an adjoining plot, there must be adequate separation available to facilitate the required driveway (normally 3m) and allow a 0.5m 'buffer'

area alongside any existing dwelling. Any deviation from this standard must be evaluated on traffic safety and residential amenity grounds;

- The re-design of access and car parking arrangements for the existing dwelling on the plot must be clearly detailed, and permission included for same where required; developments accessed from a long narrow driveway must provide for the turning of vehicles within the site;
- Cognisance will be required to be taken of the potential of adjacent rear / side plots to be developed in a similar manner and separation between site boundaries, location of windows etc must not prejudice development options on the adjacent plot;
- New apartment developments dependent on access through existing established areas of predominantly single family homes will not be permitted.

5.2. Natural Heritage Designations

5.2.1 The following Natura 2000 sites are located in the general vicinity of the proposed development site:

- The Murrough Special Protection Area (Site Code: 004186), approximately 220m northeast of the site.
- The Murrough Wetlands Special Area of Conservation (Site Code: 002249), approximately 1km north-northwest of the site.
- The Wicklow Head Special Protection Area (Site Code: 004127), approximately 1.6km southeast of the site.

6.0 EIA Screening

6.1 The proposed development has been subject to preliminary examination for environmental impact assessment, and I would refer to Form 1 and Form 2, in Appendix 1 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

A first party appeal has been lodged by Emma Dillon Planning on behalf of, Mel & Anne-Marie Brady. The grounds of appeal are as follows.

- Under the Wicklow – Rathnew LAP, Objective WTR8 seeks to promote and facilitate a range of residential development types and tenures with the proposal being a services site and existing structure that is standalone plot. the proposals is adaptive reuse of an existing structure and is fully compliant with the zoning of the site and an appropriate infill development.
- The updated Planning Design Standards for Apartments are the relevant guidelines and the description of the development is conversion to a one-bed apartment unit. The appellant set out how the proposal complies with the standards under apartment guidelines in terms of size, room dimensions, private amenity space and storage and it exceeds all standards set out under SPPR 2 of Apartment Guidelines.
- The appellant refers to a relevant precedent in close proximity (c 80m) under reg ref no. 23/826.
- There is a specific housing need associated with this proposal with the applicant requires to live in close proximity to parents, neighbours and the established community with correspondence elaborating such included.
- The appellant has included letters of support from neighbouring property owners with their appeal.

7.2. Planning Authority Response

No response.

7.3. Observations

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 reports 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 as follows:

- Principle of the proposed development
- Physical Impact
- Compliance with Development Plan and relevant Guidelines
- Conclusion

8.2. Principle of the proposed development:

8.2.1 The proposal is for the conversion of an existing single-storey garage to a one-bed apartment units with some alterations to the front and rear elevations to facilitate such. The existing garage serves a dwelling located to the southeast (No. 3) and adjoins a dwelling to the south (No. 4A). The existing garage is separate from the dwelling to the south by an existing boundary wall and such has an independent vehicular access off Newpark Road. The garage is physically separate in terms of its boundary and access from any existing dwelling. The site is zoned RE-Existing Residential with a stated objective 'to protect, provide and improve residential amenities of existing residential areas'. The proposal for residential use would be compliant with the zoning objective for existing residential and in an area characterised by existing residential development. The principle of the proposal would be acceptable at this location.

8.3. Physical Impact:

8.3.1 The proposal is for conversion of an existing single-storey structure with a floor area of c63sqm. The proposal entails no extension to the existing structure with the main changes being to the front and rear elevation with the provision of a glazed door in lieu of the existing garage doors to the front elevation (east) and the provision of

glazed double doors on the rear elevation (west). The existing garage belongs to the owner/occupiers of no. 3, which is located to the southeast of the site and is physically separated from such by the existing roadway serving the dwellings at this location.

8.3.2 In terms of physical impact the proposal entails no physical increase in the scale of the existing structure or significant changes in access layout from the existing scenario on site. The existing structure is a low-profile single-storey structure and the lack of physical changes apart from some elevational changes will mean the proposed development has a limited visual impact over and above the existing structure on site. In this regard the proposal would be acceptable in the context of visual amenities of the area.

8.3.3 In terms of adjoining amenities I would reiterate that the structure is not being extended or increased in scale in any dimension and the alterations are relatively minor elevational changes. I would consider that the proposed development would exert no physical impact over above the existing scenario and in this regard would have no impact on adjoining amenities. The elevational changes entail the provision of new glazed double doors on the front (east) and rear elevation (west). The single storey nature of the structure and the existing boundary tremanet ensure that the new openings would cause no overlooking of adjoining properties and in this regard a satisfactory impact in terms of adjoining residential amenity.

8.3.4 The garage is to be served by an existing vehicular entrance an external area that provides for off-street car parking for a at least one car. It is proposed to preserve this entrance and provide for a single-off-street car parking space in this area in addition to bin and bike storage and an area of private open space. The proposal does not entail any significant alteration in terms of existing access arrangements and in this regard no significant traffic impact at this location.

8.3.5 I would consider that overall proposal would be satisfactory in the context of the visual amenities of the area, the residential amenities of adjoining property and would be satisfactory in the context of traffic and public safety.

8.4 Compliance with Development Plan and relevant Guidelines:

- 8.4.1 The main issue and reason the Council have refused the proposal is on the basis that the proposal constitutes substandard development with the Planning Report identifying the proposal being lacking in sufficient quality and quantity of private open space. It appears the proposal is being assessed on the basis of a residential dwelling. The Development Plan standard for a 1-2 bed dwelling house is 50sqm, although the Planning Report does not explicitly reference this standard.
- 8.4.2 The appellant highlights that the development description is for conversion of a garage to a one-bed apartment and that the proposed development meets all relevant standards set down under the current Planning Design Standards for Apartments, Guidelines for Planning Authorities, 2025 with the proposal meeting all relevant standards relating to floor area, room dimensions and provision of private open space. I would confirm that the proposal is compliant with the standards set down under the current Apartment Guidelines. In relation to open space the proposal includes two areas of open space, one to the rear (west) that is 16sqm and one to the front (east) that is 14sqm giving a total of 30sqm of open space. Both spaces area directly from the living space through the glazed doors proposed on the front and rear elevations. The public notices describe the development as an apartment, and I would consider assessing the proposal as such would be acceptable. Notwithstanding such I would note that the Compact Settlements Guidelines recommend the provision of at least 20sqm for a one-bed dwelling, a standard that would be met in this case.
- 8.4.3 The refusal reason relates to the proposed development not complying with the Local Area Plan or County Development Plan requirements for infill development in urban areas, not reflecting the prevailing pattern of development in the area and representing an inappropriate, haphazard and sub-standard form of development on this site, setting an undesirable precedent for similar form of development in the area, being injurious to the amenities of existing dwellings in this area, being contrary to the design standards and objectives of the County Development plan and contrary to the proper planning and sustainable development. I would consider that the proposal has adequate regard to the existing pattern of development being conversion of an existing structure and entailing no increase in physical size of such structure. As noted in the earlier section of this report the change of use and alterations have no impact on adjoining amenity. The nature of the existing site and

structure is such that it is independent of the existing dwelling it serves and provides for a dwelling unit that is fully independent with its own defined curtilage, vehicular access, off-street parking provision for bin and bike storage and a sufficient degree of private open space. In terms of compliance with Development Plan policy in relation to infill, I do not consider that the proposal fails to meet such standards and the refusal reason and planning assessment do not identify which scenario in particular the proposal would not meet.

8.4.4 In terms of precedent the applicant/appellant points out a precedent granted by Wicklow County Council under ref no. 23/826, which relates to the conversion and extension of garage to existing detached garage. Permission was granted for conversion of and extension to side of an existing detached garage to form a self-contained dwelling together with ancillary site development works including vehicular access and connections to services at rear of House 4B New Park Road, which is located to the south of the site. I would note that the current proposal is much more independent in nature with its own curtilage, vehicular access and open space, whereas development at House 4B New Park Road is located in the rear garden of an existing dwelling and shares its vehicular access.

8.5 Conclusion:

8.5.1 I am satisfied that the nature and scale of the proposal is such that it would have no adverse impact in terms of pattern of development, visual amenity and adjoining amenity. The proposed development provides for a fully independent dwelling unit that has off-street car parking, private open space, bin storage and bike storage, and meets the relevant standards for such in terms of qualitative and quantitative standards. The proposed development would be acceptable in terms of the proper planning and sustainable development of the area.

9.0 AA Screening

9.1 I have considered the proposal for the conversion and change of use of an existing garage/store outbuilding to a new stand-alone one bed apartment unit (c. 63sqm), minor alterations to front and rear elevations, new vehicular parking, connection to

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 within the urban area of Wicklow Town on a serviced site approximately 220m southwest of the nearest Natura 2000 site, the Murrough SPA (Site Code 004186), which is the nearest European Site(s).

The proposed development comprises conversion of an existing garage to a one bed apartment unit. No nature conservation concerns were raised in the planning 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:

- Nature of works are small scale in nature.
- Location-distance from nearest European site and lack of connections.

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

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 Screening

10.1. The subject site is located in within the urban area of Wicklow Town on a serviced site. The proposed development comprises the conversion and change of use of an existing garage/store outbuilding to a new stand-alone one bed apartment unit (c. 63sqm), minor alterations to front a and rear elevations, new vehicular parking, connection to services and all associated site work. The nearest waterbody to the site is the River Vartry approximately 220m to the northeast of the site.

10.2. No water deterioration concerns were raised in the planning appeal.

10.3. I have assessed the proposed change of use of a garage to a one-bed apartment 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 any surface and/or groundwater water bodies either qualitatively or quantitatively.

10.4. The reason for this conclusion is as follows:

Nature of the works, which are small scale being conversion of an existing structure.

Location/distance from the nearest water bodies and/or lack of hydrological connection.

11.0 Recommendation

11.1. I recommend a **grant** of permission for the conversion and change of use of an existing garage/storage outbuilding to a new stand-alone one bed apartment unit (circa 63sq), minor alterations to front & rear elevations, new vehicular parking, connection to services and all associated site and development works.

12.0 Reasons and Considerations

Having regard to the residential land use zoning objective pertaining to the site as indicated in the Wicklow County Development Plan 2022-2028, the established the nature, scale and design of the proposal, the separation distances between the proposed development and existing neighbouring dwellings, the orientation of the development on the site relative to existing neighbouring dwellings, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact on the residential amenities of the area by way of overlooking, overshadowing or overbearance, would not adversely impact on the visual amenities of the receiving environment and would be acceptable in terms of traffic and pedestrian safety and convenience. The proposed development would be consistent with national, regional and local planning policies and objectives supporting compact urban growth, densification and intensification of use of existing

built-up serviced, zoned lands. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1 The development shall be carried out and completed in accordance with the plans and particulars lodged with the application. 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. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

3. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: in the interest of public health.

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

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

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiun Pleanala 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.

Colin McBride
Senior Planning Inspector

25th November 2025

Appendix 1
Form 1 - EIA Pre-Screening
No EIAR Submitted

Case Reference	ACP-323129
Proposed Development Summary	Conversion of garage standalone one-bed apartment unit
Development Address	Newpark Road, Wicklow Town, 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. 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 ABP-320781-	

24 Inspector's Report Page 23 of 32 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	State the Class and state the relevant threshold
<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)	State the Class and state the relevant threshold Class 10(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)

Form 2 – EIA Preliminary Examination

Case Reference	ACP-323129
Proposed Development Summary	Construction of a machinery storage shed and all ancillary site works.
Development Address	Newpark Road, Wicklow Town, 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>Briefly comment on the key characteristics of the development, having regard to the criteria listed.</p> <p>The development proposed is the conversion of a garage to a standalone one-bed apartment and associated site works. The proposal has a modest footprint, is located adjacent to existing residential development and is not out of context at this urban location and will not give rise to any significant waste or pollutants. The development, by virtue of its type and scale, does not pose a risk of major accident and/or disaster and presents no risks to human health.</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, landscapes, sites of historic, cultural or archaeological significance).</p>	<p>Briefly comment on the location of the development, having regard to the criteria listed</p> <p>The development is situated on zoned and serviced lands in a densely populated suburban area on brownfield land and is located at a remove from sensitive natural habitats, designated sites and landscapes of significance identified in the Wicklow CDP 2022-2028.</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>Having regard to the characteristics of the development and the sensitivity of its location, consider the potential for SIGNIFICANT effects, not just effects.</p> <p>Having regard to the modest nature of the proposed development, its location relative to sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</p>
<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: _____

