



An
Coimisiún
Pleanála

Inspector's Report ACP-323492-25

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| Development | Construction of dwelling, reduction of garden and curtilage, relocation of car parking spaces and associated site works. |
| Location | No. 26 The Orchards, Ballynacubby, Kinsale, Co. Cork. |
| Planning Authority | Cork County Council |
| Planning Authority Reg. Ref. | 254324 |
| Applicant(s) | Damien Hanrahan. |
| Type of Application | Permission. |
| Planning Authority Decision | Grant |
| Type of Appeal | Third Party |
| Appellant(s) | Terrence and Sinead Eade. |
| Observer(s) | None. |
| Date of Site Inspection | 20 th October 2025. |
| Inspector | Jennifer McQuaid |

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1.0 Site Location and Description

- 1.1. The subject site (0.03236ha) is located in the side garden of no. 26 The Orchard, Ballynacubby, Kinsale, Co. Cork. The subject site is approximately 700 metres southwest of Kinsale town centre. The site is located at the end of a small cul-de-sac on the boundary between The Orchards and Eltins Wood Estate. The adjacent property to the south is No. 21 Eltins Woods, the rear garden of this property adjoins the front garden/car parking area of the subject site. The dwellings are opposite in layout.

2.0 Proposed Development

- 2.1. The proposed development consists of:
- Construction of new dwelling
 - Reduction in size of existing garden and curtilage of the existing dwelling (no. 26)
 - Relocation of the existing car parking spaces
 - All associated site works.

3.0 Planning Authority Decision

3.1. Decision

Grant subject to 4 conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The principle of development is acceptable within a built up existing residential area.
- Further information required in relation to site levels and existing elevation drawings.
- Sunlight/daylight study required.

- Further information in relation to impact on property to the west.
- Further information required in relation to bin storage
- The design is acceptable, but there is a significant overhang of the first floor to ensure parking can be provided on the ground floor level.

Further Information Report

- Further information submitted is satisfactory.

3.2.2. Other Technical Reports

- Area Engineer: Slight reservation regarding parking, overall, no objection.
Further information received and reviewed, no objection subject to conditions.

3.3. Prescribed Bodies

- None

3.4. Third Party Observations

Two no. submissions were received from local residents. The concerns raised were:

- Overshadowing, privacy
- Overlooking
- Construction phase
- Damage to footpath, boundary fence, drains, proximity to gas storage, noise, flooding.
- House design

4.0 Planning History

None on subject site.

Overall estate:

PA Reg: 0712159: Permission granted for alterations to PA reg: 054093 to include alterations to site layout and replacement of 5 no. two storey terraced dwelling with 5no. split level semi-detached and detached dwelling, minor repositioning of 2 no.

terraced dwellings to form semi-detached dwellings and alterations to site development and landscaping works.

PA Reg: 054093: Permission granted for 87no. residential units, creche, medical surgery, shop unit and reconfiguration of access from Eltins Wood and associated site works.

Site to south:

PA Reg: 255185: Permission granted for extension to dwelling.

PA Reg: 244327: Permission granted for extension to dwelling.

PA Reg: 166472: Permission granted for extension to dwelling.

Adjoining site to rear/west:

PA Reg: 0712710: Permission refused for two storey dwelling.

5.0 Policy Context

5.1. Development Plan

Cork County Development Plan 2022-2028 (CDP)

The site is zoned as Existing Residential/Mixed Residential and Other Uses

Objective ZU 18-9: Existing Residential/Mixed Residential and Other Uses

The scale of new residential and mixed residential developments within the Existing Residential/Mixed Residential and Other Uses within the settlement network should normally respect the pattern and grain of existing urban development in the surrounding area. Overall increased densities are encouraged within the settlement network and in particular, within high quality public transport corridors, sites adjoining Town Centres Zonings and in Special Policy Areas identified in the Development Plan unless otherwise specified, subject to compliance with appropriate design/amenity standards and protecting the residential amenity of the area.

Other uses/non-residential uses should protect and/or improve residential amenity and uses that do not support, or threatens the vitality or integrity of, the primary use of these existing residential/mixed residential and other uses areas will not be encouraged.

Residential development is considered as an appropriate use in existing residential/mixed residential and other use areas.

Kinsale is recognised as a Main Town/Ring Town. The population target of 6,338 will require the delivery of 404 units for the lifetime of the plan.

The strategic aim is to provide a better balance of development throughout the Greater Cork Ring Area and fulfil their economic potential as quality urban centres providing employment, shopping, services and public transport for their rural hinterland so that they can become the location of choice for most people especially those with an urban employment focus.

Chapter 2 refers to Core Strategy.

Chapter 3 refers to Settlements and Placemaking.

Chapter 4 refers to Housing

HOU 4-7 Refers to Housing Density on Residentially Zoned Land.

Table 4.1 refers to Settlement Density Location Guide.

Kinsale is identified as Medium A 30-50 units/ha generally applicable for future development. Medium B 20-35 units/ha may be applicable in a limited number of sensitive locations.

5.2. National and Regional Policy

- Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024.

5.3. Natural Heritage Designations

The subject site is not located within a designated site. The nearest are:

- James Fort pNHA (site code: 001060) is located approximately 1km southwest of the subject site.
- Sovereign Islands SPA (site code: 004124) & NHA (site code: 000105) is located approximately 6km east of the subject site.
- Garrettstown Marsh pNHA (site code: 001053) is located approximately 6.4km southwest of the subject site.

- Garrylucas Marsh pNHA (site code: 000087) is located approximately 6.7km south of the subject site.
- Bandon Valley Below Inishannon pNHA (site code: 001515) is located approximately 7km south of the subject site.
- Old Head of Kinsale pNHA (site code: 000100) is located approximately 8.5km south of the subject site.
- Old Head of Kinsale SPA (site code: 004021) is located approximately 9.1km south of the subject site.

5.4. EIA Screening

- 5.4.1. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendix A 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

The grounds of appeal have been received from the neighbour to the south (No. 21 Eltins Wood) of the proposed development. The concerns raised are:

- Construction impact, drainage impact and flooding concerns. Car parking close to oil tank and could be a fire hazard.
- Design is not in character with the area in terms of height, shape or style. Density already met in the estate. Overlooking and loss of privacy
- Drawings are incorrect.

6.2. Applicant Response

- None

6.3. **Planning Authority Response**

- The Planning Authority is of the opinion that all the relevant issues have been covered in the technical reports already forwarded to the Commission as part of the appeal documentation and has no further comment to make in this matter.

6.4. **Observations**

- None

6.5. **Further Responses**

- None

7.0 **Assessment**

7.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the report/s 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:

- Design & Overlooking
- Other issues (Construction, drainage, car parking & drawings)
- Appropriate Assessment
- Water Framework Directive

7.2. **Design & Overlooking**

7.3. The proposal consists of the development of an attached two storey dwelling (end of terrace) within the side garden of a pair of semi-detached dwellings. The proposed dwelling will consist of a floor area of 85.9sqm and will consist of three bedrooms.

7.4. The grounds of appeal have raised concerns in relation to the design and state it is not in character with the area in terms of height, shape or style. It is further stated

that density is already met in the estate. Additional concerns raised in terms of overlooking and loss of privacy.

- 7.5. I have reviewed the drawing submitted with the planning application; the proposal consists of a three-bedroom end of terrace dwelling. The dwelling will be a modern two storey style dwelling with an overall height of 7.3 metres, which is lower than the adjacent dwellings, the ground floor of the dwelling will be set behind the front building line of the adjacent dwelling, and the first floor will be off similar building line. The first floor will overhang the ground floor entrance area. It is proposed to finish the dwelling in render and provide a tile roof; the proposed finishes are similar to the adjacent dwellings. Although the design is more modern than the adjacent dwellings, I do not consider that it will be out of character for the area as this is an urban housing estate with a mixture of house types and finishes. The proposed design is a modern version of the overall design in the estate, and the finishes are similar to those on the adjacent properties.
- 7.6. In relation to density, I note the proposal is part of a larger housing estate known as "The Orchards". The housing estate consists of a mixture of dwelling types, apartments, terrace and semi-detached. There are two large public open spaces associated with the estate. The subject site is part of an end of row semi-detached dwelling with a large side garden. The total site area is 0.03236 hectares (ha), and two no. dwellings will be located within this site area, thereby providing a density of approximately 61 units per hectare within the confines of the existing and proposed dwelling. HOU 4-7 of the CDP refers to Housing Density on Residentially Zoned Land. And Table 4.1 of the CDP refers to Settlement Density Location Guide. Kinsale is identified as Medium A, 30-50 units/ha generally applicable for future development. The Compact Settlement Guidelines also outline that densities in the range of 30 dph to 50 dph (dwelling per hectare) (net) shall generally be applied at suburban and urban extension locations of Key Towns and Large Towns. I acknowledge that 61 dph at the subject site is higher than the max 50 dph, however, the density should be considered in the context of the entire housing estate (The Orchard), the existing estate is low density at approximately 20 units per hectare (87 units permitted under PA Reg: 054093 and overall site area approx. 4ha) and taking into account the proposed dwelling, the overall density will be below the recommended 30-50 dph (net) as per CDP and Compact Settlement Guidelines.

Therefore, it is in my opinion that the proposed additional dwelling will not significantly increase the density of the existing housing estate, and it will remain below the recommended guidelines of 30-50dph.

- 7.7. In relation to overlooking and impact on privacy. I note the proposed dwelling will be a minimum of 1.52 metres from the boundary to the south and approx. 3 metres from the dwelling at No. 21 Eltins Wood. I note there are no ground floor windows on the southern elevation of the proposed dwelling, a first-floor opaque window to the hallway/landing is proposed. I note a northern elevation window at first floor level is located on the property to the south. The windows are not directly opposing each other. SPPR 1 – Separation Distance of the Compact Settlement Guidelines states separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces. Therefore, as the opposing windows are not serving habitable rooms and opaque window are provided, I do not consider that the proposed development will overlook the adjacent property.
- 7.8. Having regard to the location of the proposed development within a side garden of an existing dwelling within an existing residential development, together with the design, density and separation distance to the appellant's property, it is in my opinion that the proposed development will not negatively impact the residential character of the area and negatively impact residential amenity of the adjacent properties.
- 7.9. **Other Issues (Construction, drainage, car parking & drawings)**
- 7.10. Construction
- 7.11. The grounds of appeal have raised concerns in relation to construction impact.
- 7.12. It is acknowledged that there will be some impact to residents during the construction period, as part of the planning conditions in the event of a grant of permission, a Construction Management Plan shall be submitted to the Planning Authority for agreement prior to commencement in order to avoid any undue negative impact to residents during the construction period.

7.13. Drainage

7.14. The grounds of appeal noted drainage and flooding concerns.

7.15. I have reviewed the site layout plan, and I note the garden of the subject site is stated as ground level of +99.497 and the adjacent garden is noted as +99.185. The finished floor level of the proposed dwelling is 99.85 and the adjacent dwelling is noted as slightly lower at 99.435. The applicant has proposed a standard strip foundation typically has a width that is at least three times the width of the supported wall. Reinforcement included to strengthen the foundation, to be designed by Structural Engineer, based on site investigations. Therefore, the proposed dwelling shall not impact the adjacent property or ground levels.

7.16. In relation to drainage, the applicant proposes a 900mm wide gravel path with rainwater gullies at the side and rear of the house to collect surface water runoff. The gravel allows water to drain through, the gullies, connected to a drainage system, collect and channel the water to drainage system. I note the Area Engineer of CCC did not raise any concerns in relation to drainage. In my opinion, the proposed measures are adequate to deal with drainage and considering the separation distance, there will be no negative impact to the adjacent dwelling.

7.17. Car Parking

7.18. The grounds of appeal also raised concerns in regard to car parking close to oil tank which could be a fire hazard.

7.19. I note the concerns raised in relation to car parking in proximity to an oil tank. Siting of Oil Tanks is governed by BS5410 and Building Regulations recommended that an oil tank should be positioned at least 1.8 metres from a non-fire rated structure such as a house or garden shed. If the building is fire-rated, the distance can be reduced but specific guidelines should be followed based on local regulations. In relation to property boundaries, a tank should be at least 760mm away from the boundary of your property, especially if the boundary consists of non-fire rated materials like wooden fence. The submitted site layout plan indicates the proposed dwelling will be at a minimum 900mm from the adjoining boundary to the south at the closest point. The proposed car parking is located approx. 1.5 metres from the adjoining boundary at the closest point. The regulations do not refer to the location of car parking from an oil tank, therefore I do not consider that a specified distance is required. However,

I consider given the separation to the adjoining boundary, that the proposed car parking associated with the proposed development will create a fire hazard.

7.20. Drawings

7.21. The appeal raised concerns in relation to the drawings submitted which are incorrect. I note that the drawings were considered acceptable by the Planning Authority. I am satisfied that this did not prevent the concerned party from making representations. The above assessment represents my de novo consideration of all planning issues material to the proposed development.

8.0 AA Screening

8.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.

The subject site is not located within a designated site, Sovereign Islands SPA (site code: 004124) is located approximately 6km east of the subject site.

The proposed development consists of a new two-storey dwelling and all associated site works. No conservation issues were raised in 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:

- Scale and size of the proposed development within an existing residential development
- Distance to the nearest European site Sovereign Islands SPA (site code: 004124) is located approximately 6km east of the subject site.
- The lack of connections to the SPA.
- Connection to public water, drain and sewer.

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.

9.0 Water Framework Directive

- 9.1. The subject site is located in the urban area of Kinsale, Co. Cork. The nearest waterbody is Kinsale Marsh, Commoge approximately 300 metres west of the subject site. The proposed development will consist of a new two-storey dwelling and all associated site works. No third-party concerns were raised in relation to water deterioration.

I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks 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. The reason for this conclusion is as follows.

- Scale and size of the proposed development
- Separation to nearest water body
- Connection to public water, sewer and drainage

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

- 10.1. I recommend that planning permission should be granted, subject to conditions, for the reason and considerations as set out below.

11.0 Reasons and Considerations

11.1. Having regard to the nature of the proposed development, the proposed residential use on the site; the design, nature and scale and character of the proposed development and to the policies and objectives of the Cork County Development Plan 2022-2028, as well as national guidance including Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024), it is considered that, subject to compliance with the conditions set out below, the proposed development would not have a significant adverse impact and would not detract from the character of the area, would not seriously injure the amenities of adjacent residential property. The proposed development would, therefore, be in accordance 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, as amended by the further plans and particulars received by the planning authority on the 28th day of February 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. The 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: To prevent flooding and in the interests of sustainable drainage.

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

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

4. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the transfer of a percentage of the land, to be agreed with the planning authority, in accordance with the requirements of section 94(4) and section 96(2) and 96(3)(a), (Part V) of the Planning and Development Act 2000, as amended, and/or the provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.

5. 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.

Reason: In the interests of visual and residential amenity.

6. Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

7. (a)The applicant shall submit for the agreement of the Planning Authority a numbering scheme to serve the proposed development. (b) The planning authority will approve the naming of residential developments in order to avoid confusion with similar names in the locality and other locations.

Reason: In the interests of orderly street naming and numbering; to enhance urban legibility and to retain local place name associations.

8. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

9. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All

records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of reducing waste and encouraging recycling.

10. 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.

Jennifer McQuaid
Planning Inspector

4th November 2025

Appendix A: Form 1 - EIA Pre-Screening

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| Case Reference | ACP-323492-25 |
| Proposed Development Summary | Construction of dwelling, reduction of garden and curtilage, relocation of car parking spaces and associated site works |
| Development Address | No. 26 The Orchards, Ballynacubby, Kinsale, Co. Cork. |
| | 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. | |
| <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 | |

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| 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 10b(i) Construction of more than 500 dwelling units. The proposal consists of one no. dwelling on a site size of 0.03236ha. |

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| 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"/> | Screening Determination required (Complete Form 3) |
| No <input checked="" type="checkbox"/> | Pre-screening determination conclusion remains as above (Q1 to Q3) |

Inspector: _____ **Date:** _____

Appendix A: Form 2 - EIA Preliminary Examination

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| Case Reference | ACP-323492-25 |
| Proposed Development Summary | Construction of dwelling, reduction of garden and curtilage, relocation of car parking spaces and associated site works |
| Development Address | No. 26 The Orchards, Ballynacubby, Kinsale, Co. Cork. |
| 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 development consists of 1 no. dwelling within the urban area of Kinsale town, County Cork in the corner garden of an existing semi-detached dwelling.</p> <p>The development consisted of typical construction and related activities and site works.</p> <p>Surface water discharged to a public drain.</p> <p>Wastewater discharged to public sewer.</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 not located within a designated site. The nearest are:</p> <ul style="list-style-type: none"> • James Fort pNHA (site code: 001060) is located approximately 1km southwest of the subject site. • Sovereign Islands SPA (site code: 004124) & NHA (site code: 000105) is located approximately 6km east of the subject site. • Garrettstown Marsh pNHA (site code: 001053) is located approximately 6.4km southwest of the subject site. • Garrylucas Marsh pNHA (site code: 000087) is located approximately 6.7km south of the subject site. • Bandon Valley Below Inishannon pNHA (site code: 001515) is located approximately 7km south of the subject site. |

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| | <ul style="list-style-type: none"> • Old Head of Kinsale pNHA (site code: 000100) is located approximately 8.5km south of the subject site. • Old Head of Kinsale SPA (site code: 004021) is located approximately 9.1km south of the subject site. <p>My Appropriate Assessment screening concludes that the proposed development would not likely have a significant effect on any European Site.</p> <p>The subject site is located outside any flood risk area for coastal and fluvial flooding.</p> |
| Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation). | <p>The site size measures of 0.03236ha. The size of the development is not exceptional in the context of the existing urban environment.</p> <p>The proposal relates to the infill of a dwelling in the side garden of an existing semi-detached dwelling. There are existing adjacent dwellings to the proposed site. However, there is no real likelihood of significant cumulative effects within the existing and permitted projects in the areas.</p> |
| 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. |

Inspector: _____ **Date:** _____

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

(only where Schedule 7A information or EIAR required)