



An
Coimisiún
Pleanála

Inspector's Report

ACP-323624-25

Development

Garage containing two car spaces, a water pump and ancillary works

Location

Kilana Lodge, Rahena More
Ogonnelloe, Killaloe Co. Clare.

Planning Authority

Clare County Council

Planning Authority Reg. Ref.

2560395

Applicant(s)

John Walsh

Type of Application

Permission

Planning Authority Decision

Grant permission

Type of Appeal

Third Party

Appellant(s)

Enda Quinn

Observer(s)

None

Date of Site Inspection

13 November 2025

Inspector

Claire McVeigh

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1.0 Site Location and Description

- 1.1. The subject site, stated area of 0.006ha, is located at Kilana Lodge which is a single storey detached property within the townland of Rahena More, Ogonnelloe approximately 6km north from Killaloe in County Clare. Kilana Lodge is accessed off the R463 close to its junction with the Ballyheefy Road and sits immediately abutting the western shore of Lough Derg and there is a dock with decking onto and along the water's edge.
- 1.2. Within the grounds of the residential dwelling there is a detached garage/store structure, two steel storage containers, a small timber shed housing the existing water pump and a temporary gazebo structure currently covering 3 no. vehicles at the location of the proposed garage. There is existing single storey detached structure currently in use to house the applicant's dogs.

2.0 Proposed Development

- 2.1. The proposed development comprises the construction of a detached garage to accommodate two no. car spaces (stated floor area of 69 sq.m), a (well) water pump station and ancillary works. The garage structure with mono-pitched roof (height ranging from 3.385m at its lowest point to 3.65m in height) is proposed to be finished in a charred larch cladding with 3 no. dark grey roller door openings. A high-level window is proposed to both the eastern and western elevations. A doorway is also proposed to the eastern elevation.
- 2.2. No wastewater or public water supply connections proposed. Proposed surface water disposal is via public sewer/drain.

3.0 Planning Authority Decision

3.1. Decision

On the 19 August 2025 the planning authority granted permission subject to 5 no. conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The subject site does not fall within the mandatory requirements for EIA as set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. The need for environmental impact assessment is excluded at preliminary examination, and a screening determination is not required.
- Considers the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects, on a European Site. AA Screening and determination attached to planner's report.
- Proposal generally acceptable in principle.
- Notes the issues raised by the third party in respect to the maps provided with the application and is satisfied that the application meets the requirements of Article 22 (2) (b) (i) and Article 22(2) (b)(ii) of the Planning and Development Regulations 2001, as amended. Considers that the applicant has sufficient legal interest in the landholding to pursue a planning application and that any boundary dispute between the applicant and the adjoining landowners is a civil matter, and it is not the role of the planning authority to resolve or adjudicate upon same.
- The proposed development will not alter traffic movements or access arrangements on the site.
- The proposed garage will serve as a pump house on the site thereby integrating the well location into the development.
- The proposed development would not have a negative impact on the visual amenities of the area or residential amenities of the area by reason of its low-rise structure and existing mature vegetation along the site boundary.
- The subject site is outside Flood Zone A and Flood Zone B. Application from (Q18) confirms that there is no knowledge of the site ever flooding.
- Development contributions are not applicable to the proposed development.

3.2.2. Other Technical Reports

- No technical reports received.

3.2.3. Conditions

- **Condition no. 5** The proposed garage shall not be used for human habitation, or any commercial activity or for any other purpose than a purpose incidental to the enjoyment of the dwelling.

Reason: In the interest of residential amenity and the orderly development of the area.

3.3. Prescribed Bodies

None.

3.4. Third Party Observations

One third party observation was made by Enda Quinn the owner of the property adjoining (to the south) the subject site.

Key issues of concern include:

- The applicant has excluded an area of the landholding from the red line application boundary on drawings submitted where potential unauthorised development on the site has been carried out. Any application on the site should include an assessment of the entire site.
- Unauthorised development - Alterations to the existing foreshore of Lough Derg carried out (Enforcement reference UD25-060)
- An Appropriate Assessment is required.
- Land ownership.
- No details provided in respect to tree and boundary protection provided.
- The planning status and use of the existing shed on site should be investigated.

- Negative impact on the visual amenities in the area.

4.0 Planning History

Planning register reference P23-60286 (ABP-319124-24) Planning permission refused (20 March 2025) for change of use from residential to recreational camping site and the construction of six number cabins for the purpose of short stay accommodation, a gravel access path, a wastewater treatment system and ancillary works at Kilana Lodge. A Natura Impact Statement (NIS) was submitted with the application (Applicant John Walsh). **Judicial Review of decision scheduled in Court February 2026.**

Reason for refusal:

Having regard to the locational context of the site, removed from existing services and facilities, it has not been adequately demonstrated to the Board that the proposed glamping development comprising of short-stay, tourist accommodation with access primarily by boat transfer would be a reasonable means of access to the site which could be practically enforced by the developer, and that the existing entrance off the FR463, a designated Strategic Route, would not be used for such purposes. The use of the existing entrance for such purposes as well as the intensification of the activity for pick-up/drop off journeys and service vehicles would result in additional traffic movements at this location. CDP11.14 of the Clare County Development Plan 2023-2029, restricts development on Strategic Routes to certain criteria; namely development of strategic importance, dwellings for established landowners and developments within settlement boundaries where the 50 kilometres per hour speed limit zones apply, in order to maintain and protect the carrying capacity and efficiency of roads. It is considered that the proposed development would endanger public safety by reason of traffic hazard due to the additional traffic turning movements that would be generated at a point where the general speed limit of 80 kilometres per hour applies and would, if permitted, set an undesirable precedent for other similar developments in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Planning register reference P23-286 Permission granted for retention of a 65m long boundary fence, a step back from the main road, planting and ancillary works (Applicant John Walsh).

Planning register reference P21-536 (ABP 321227-21) Permission refused (19 April 2023) for change of use from residential to recreational camping site and the construction of six no. cabins for the purpose of short stay accommodation, a gravel access path, 7 car parking space a wastewater treatment system, preparation of a Natura Impact Statement and ancillary works (Applicant John Walsh).

Reason for refusal:

It is considered that the proposed development, providing for tourism accommodation located on a site outside of an established settlement, and with vehicular access via an existing entrance off the R463, would result in additional traffic movements at this location. Objective CDP8.5 of the Clare County Development Plan 2017-2023 (as varied) restricts development to certain criteria, namely developments of strategic importance, dwellings for established landowners and development within settlement boundaries/50km/hr speed limit zones, in order to maintain and protect the carrying capacity and efficiency of roads. It is considered that the proposed development would contravene the development plan and would endanger public safety by reason of traffic hazard due to the additional traffic turning movements that would be generated at a point where the general speed limit of 80km/h applies. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Planning register reference P07-1284 Permission refused to remove existing jetty extending out into the lake and replace with a new jetty set into the site and carry out associated works (Applicant Mike McInerney).

Reason for refusal:

The site of the proposed development is located in an area designated as Vulnerable Landscape and adjoins the proposed Natural Heritage Area and a Special Protection Area of Lough Derg as identified in the Clare County Development Plan 2005. It is a stated objective under CDP 52 that the planning authority will have regard to the likely ecological impact on Natural Heritage Area's and that there will be a presumption against granting permission on sites which would have significant

adverse impacts. Having regard to the visual intrusion of the proposed jetty into the lakeshore which would contribute to the erosion of the character of the site and the precedent it would set for further development, it is considered that the proposed development would seriously injure the visual and scenic amenities of this Vulnerable Landscape. The proposed development and associated works would also result in the loss of lakeshore habitat in an area that is part of a proposed Natural Heritage Area and Special Protection Area and would, therefore materially contravene the development plan and be contrary to the proper planning and sustainable development of the area.

Lands to the north of the subject site within applicant's landholding

Planning register reference P05-1262 Planning permission refused to construct a dwelling house, install an effluent treatment system polishing filter and carry out associated works (Applicant Emma Keaveney)

Planning register reference P98-45 Planning permission refused for outline permission to construct a dwelling, entrance, garage, bio-cycle waste treatment unit and ancillary works (Applicant John Keaveney)

Land to the south of the application site

Planning register reference P04-81 Planning permission granted for extension to existing dwelling. Permission to place one roof light window is also sought (Applicant John Keaveney).

Planning register reference P97-177 Planning permission to retain house, garage, septic tank and site as built at Rahenemore Tld, Killaloe, Co. Clare (Applicant John Keaveney).

Planning register reference P95-269 Permission granted for dwelling, septic tank and ancillary works (Applicant Mr. J Keaveney)

5.0 Policy Context

5.1. Clare County Development Plan 2023-2029

- Strategic Regional Route and designated Scenic Route
- Designated Heritage Landscape

- CDP 3.3 Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment.
- CDP 14.5 Heritage Landscapes
- CDP 14.7 Scenic Routes
- CDP 15.5 Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs)

5.2. **Natural Heritage Designations**

The subject site is within the proposed Natural Heritage Areas (pNHA) designation for Lough Derg [Site Code: 000011]. The wider landholding of the dwelling house on site is immediately adjacent to the Special Protection Areas: Lough Derg (Shannon) SPA [Site Code: 004058]. The Lower River Shannon SAC is approximately 6km south of the subject site.

6.0 **The Appeal**

6.1. **Grounds of Appeal**

One third party appeal has been made by Enda Quinn; the key grounds of appeal are:

- Unauthorised development – Concerns that the proposed development if granted would serve to consolidate, legitimise and potentially reward the existence of the unauthorised development on the wider site. Could lead to the proliferation of private lakeshore development which are contrary to ecological and environmental objectives.
- Appropriate Assessment - The application does not include any Appropriate Assessment screening and the previous application on the site required an NIS due to the proximity of the various European Sites. Is of the opinion that an AA is required for the garage and was required for the unauthorised works on the wider site.

- Land ownership and boundary - The applicant's site landownership as shown in blue is incorrect and extended further south of the folio encroaching on the appellants property.
- Lack of details in respect to mature trees and boundary protection during construction.
- Others – comments on the assessment contained in the planner's report, planner's assessment of unauthorised development including change to ground conditions and drawings which are considered not to be in accordance with regulations. In respect to the validity of drawings, Figure 1 of the appeal submission (also included in the original third-party submission to the planning authority) illustrates the applicant's folio CE57830F in green and overlays this with the application red line, and blue line ownership as submitted on the site location map with the subject application. Extract from the land direct website in Figure 2 to illustrate the irregular shaped ordnance survey features which is entirely south of the applicant's folio and not as indicated by the application blue line boundary.

6.2. Applicant Response

- None received.

6.3. Planning Authority Response

- The planning authority is satisfied that the red and blue boundaries as indicated on the drawings submitted with the application comply with the requirements of Article 22(2)(b) of the Planning and Development Regulations 2001 (as amended).
- The grounds for appeal assert that the garage structure was considered in isolation from the remainder of the site. This is incorrect. The setting of the proposed structure in the context of the wider site and the nearby lakeshore were key considerations in the assessment of the proposal.

- With regard to landownership, the property boundary as delineated on the submitted maps, aligns with the well-established boundary present on this site. There was no indication that the boundary has been recently aligned, nor is that inferred in the third-party observation. If a recent dispute has arisen between the neighbouring parties regarding a long-standing division of the properties, this is a civil matter and not an issue to be resolved via the planning process. Section 34 (13) of the Act is also noted.
- The submission states that previous applications on the site required an NIS due to the proximity to the various European Sites and that an Appropriate Assessment was required on the current application. It is assumed that the previous applications references are P21/536 and P23/60286. In those applications, a NIS was deemed necessary due to the proposed change of use of the site, the intensification of use of the site, the installation of new wastewater treatment arrangements and the increased level of activity along the shoreline. Proximity to the lakeshore was not the sole consideration. The current application was assessed on its own merits, with issues such as the scale of the development, the nature of the works required to facilitate construction, the characteristics of the development site and potential for operation phase impacts all considered alongside the issue of proximity to European sites. On the basis of the screening for appropriate assessment undertaken it was determined that the proposed development would not have a significant effect on nearby European Sites. Appropriate Assessment was not deemed necessary.
- The majority of the objection thereafter is based on the objector's dissatisfaction with the planning authority's actions regarding a previous enforcement complaint on the site. Previous enforcement compliant were duly investigated, and it was determined that no further enforcement proceedings were warranted. The current planning application is not a forum through which that issue can be revisited.

The application under consideration relates to a domestic garage with integrated pumphouse. The nature, scale, design and siting of the structure are in keeping with

the residential setting, and in this regard, it is respectfully requested that An Coimisiún Pleanala uphold the Council's decision on this application.

6.4. Observations

- 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 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 are:

- Principle of development
- Unauthorised development
- Appropriate Assessment Screening and Appropriate Assessment
- Landownership

7.2. Principle of development

7.2.1. The proposed development comprises a single storey garage ancillary to the main residential property on the subject site. There are no new vehicular access points necessary to accommodate same. At the time of my site visit there was a temporary marquee structure in the approximate location of the proposed garage structure with three no. vehicles parked within same, located close to an existing shed structure which currently houses the well water pump.

7.2.2. In principle the proposed single storey structure as an ancillary element to the main residential dwelling is acceptable, subject to the detailed considerations below. Issues have been raised with respect to landownership and works undertaken within the wider landholding and I shall address these in section 7.3 and 7.4.

7.2.3. The appellant has concerns in relation to the need to protect the mature trees and hedgerows in proximity to the proposed structure. I consider by reason of the scale

and design of the proposed development that there would not be a significant adverse effect on the pNHA in accordance with CDP 15.5. Given the subject site sits within the pNHA, within a designated heritage landscape and is abutting both Lough Derg and the designated scenic route I am of the opinion that a condition should be attached in respect to tree/hedgerow protection in the event the Commission is minded to grant permission.

7.3. Landownership

- 7.3.1. The proposed garage is shown to be located 1.16m from the shared boundary with the adjoining property and 16.47m from the side gable wall of same. The appellant has submitted drawings (Figure 1 and Figure 2) to illustrate the contended variance in the landownership boundary, as shown on the submitted Site Location Map and Site Layout (Dwg No. 25.27-PL-201), to that of folio CE57830F and sets out that the development extends beyond the folio to the south.
- 7.3.2. I do note the variances but given the differences in scale between the folio as shown on the land direct website and the site location map as submitted with the planning application, an absolute certainty on the boundary line is not possible when comparing/overlaying these. On site I noted that there are two fence lines in sections of the shared southern boundary with a newer fence line built closer to the applicant's dwelling, i.e. to the northern face of the existing boundary. There is a slight stagger and break in the boundary fencing close to a mature tree just adjoining the proposed subject site, rather than a continuous straight fence line. Beyond the fence line there is a drainage ditch/watercourse within what appears to be the appellant's property. Given that there are two fence lines along the boundary in sections it is unclear which has been used as the blue line within the application documentation.
- 7.3.3. The planning authority are of the view that there is no indication that the boundary has recently been realigned, and they note that that is not inferred by the third party. The planning authority considers that if a recent dispute has arisen between the neighbouring parties regarding a long-standing division of the properties that this is a civil matter.

7.3.4. I would agree with the planning authority and highlight that the Commission is not the arbiter of title. Section 5.13 of the Development Management Guidelines for Planning Authorities (June 2007) sets out the planning system is not designed as a mechanism for resolving disputes about title to land or premises or rights over land; these are ultimately matters for resolution in the Courts. Furthermore, I refer to Section 34(13) of the Planning and Development Act which provides that if the applicant lacks title or owner's consent to do works permitted by a planning permission the permission does not give rise to an entitlement to carry out the development.

7.4. Alleged unauthorised development

7.4.1. The appellant refers to enforcement reference UD25-060 which was closed on the 23 July 2025, but I note it was live when the application was submitted in June. The enforcement case relates to works being undertaken at the subject site including the installation of two gabion wall structures at the foreshore, stripping of existing topsoil and construction of decking. Photographs are submitted with the appeal (Please see Photo No. 1 of the appeal submission) to illustrate the works referred to. The appellant has also submitted a copy of an email from the Regional Manager of the National Parks and Wildlife Service (NPWS) confirming that the works did not require consent from NPWS. Notwithstanding the view of the NPWS with respect to consent, the appellant is of the view that the enforcement report does not adequately conclude that the works are exempt development having regard to the Planning and Development Act, 2000 (as amended) and the associated Regulations. In this regard, the appellant sets out a series of considerations in their appeal for the Commission with respect to the alterations to the shore and change in ground levels. I note for the Commission that such considerations would appropriately be addressed by way of a declaration under Section 5 of the Planning and Development Act, 2000 (as amended) rather than as part of an appeal in respect to a separate development proposal. For clarity these matters are in my opinion outside the scope of the application on appeal.

7.4.2. In conclusion on this point, I acknowledge the appellant's concerns with respect to the works carried within the wider landholding of the dwelling. However, from the information provided with the appeal and having regard to the response from the

planning authority, confirming that the previous enforcement complaints were investigated and determined that no further enforcement proceedings were warranted, I would agree with the planning authority that the subject application is not the appropriate forum through which the enforcement issue relating to lands within the wider landholding can be addressed.

7.5. Appropriate Assessment Screening and Appropriate Assessment

- 7.5.1. The appellant is of the opinion that an Appropriate Assessment (AA) should have been undertaken in the respect to the subject application given a Natura Impact Statement was prepared for previous planning applications (P21/536 and P23/60286 as detailed in section 4.0 of my report). The planning authority in response to the appeal highlight that NIS was deemed necessary in respect to those previous applications due to the proposed change in use of the site and intensification of use, the installation of new wastewater treatment proposals and increased level of activity along the shoreline. It is put forward by the planning authority that the proximity to the lakeshore was not the sole consideration as to why an NIS was prepared and AA undertaken for these applications.
- 7.5.2. I have had regard to the AA screening and determination of the planning authority with respect to the subject application and have separately undertaken Appropriate Assessment Screening please refer to Appendix 2. As per section 9.0 of my report, conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on Lough Derg (Shannon) SPA or the Lower River Shannon SAC in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

8.0 EIA Screening

The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended (or Part V of the 1994 Roads Regulations). No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of report.

9.0 AA Screening

- 9.1. Please also refer to Appendix 2: Screening for AA. In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on Special Protection Areas: Lough Derg (Shannon) SPA [Site Code: 004058] and the Lower River Shannon SAC [Site Code: 002165] in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.
- 9.2. This determination is based on:
 - Nature of works
 - The AA screening undertaken by the planning authority.

10.0 Water Framework Directive (WFD) Screening

The subject site is located on the western shore of Lough Derg [Derg TN IE_SH_25_191a] moderate status (2016-2021) with a 'at risk' status due to Hydrological, Morphological, Nutrients issues. The site is approximately 200m north of the Shannon (LOWER)_040 [IE_SH_25A050100] river body. The relevant groundwater body is Lough Graney [IE_SH_G_157].

The proposed development comprises a single storey detached garage structure to accommodate parking for two no. vehicles and a well water pump.

No water deterioration concerns were raised in the planning appeal.

I have assessed the proposed garage 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.

The reason for this conclusion is as follows:

- Nature of works - small scale and nature of the development.

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.

11.0 Recommendation

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

12.0 Reasons and Considerations

Having regard to the nature, scale, design and use of the proposed garage with water pump as an ancillary element to the existing residential use it is considered that, subject to conditions, the proposed development would not have a significant adverse effect on the proposed Natural Heritage Area (pNHA). In this respect it is considered that there would be no significant visual impact as a result of the proposed development and it would not impact negatively on the existing mature trees and vegetation or impact adversely on environmental amenity. The proposed development is, therefore, 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 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) An accurate tree survey of the site, which shall be carried out by an arborist or landscape architect, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The survey shall show the location of each tree on the site, together with the species, height, girth, crown spread and condition of each tree.

(b) Measures for the protection of trees shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: To facilitate the identification and subsequent protection of trees to be retained on the site, in the interest of visual amenity.

3. The building shall not be used for human habitation or any commercial purpose other than a purpose incidental to the enjoyment of the dwelling, whether or not such use might otherwise constitute exempted development.

Reason: In the interest of orderly development and the amenities of the area.

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.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has

influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Claire McVeigh

Planning Inspector

21 January 2026

Appendix 1 - Form 1 - EIA Pre-Screening

Case Reference	323624-25
Proposed Development Summary	Garage containing two car spaces, a water pump and ancillary works.
Development Address	Kilana Lodge, Rahena More, Oginneloe, Killaloe, Co.Clare.
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.	N/A
<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 checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road	

<p>development under Article 8 of the Roads Regulations, 1994.</p> <p>No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p>EIA is Mandatory. No Screening Required</p>	N/A
<p><input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p>Preliminary examination required. (Form 2)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	N/A

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

Inspector: _____ Date: _____

Appendix 2 - Screening for AA

Screening for Appropriate Assessment	
Test for likely significant effects	
Step 1: Description of the project and local site characteristics	
Brief description of project	Garage containing two car spaces, a water pump and ancillary works. Please refer to section 2.0 of my report for further detail.
Brief description of development site characteristics and potential impact mechanisms	The development site is located within an existing residential dwelling site positioned on the edge of Lough Derg. On the opposite side of the southern boundary of the site is a drainage ditch/watercourse and mature trees dividing the subject site and the adjoining property. The proposed development comprises a single-storey garage with parking area for two no. vehicles and a water pump linked to the on-site well. The area on which the proposed garage is to be located is a hard standing/gravel area. Some potential for contaminated surface water runoff during construction. Note that the proposed garage structure finish is a charred larch cladding.
Screening report	Y/N
Natura Impact Statement	Y/N
Relevant submissions	None

Step 2. Identification of relevant European sites using the Source-pathway-receptor model

[List European sites within **zone of influence** of project in Table and **refer** to approach taken in the AA Screening Report as relevant- there is no requirement to include long list of irrelevant sites.

European Site (code)	Qualifying interests ¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections ²	Consider further in screening ³ Y/N
Special Protection Areas: Lough Derg (Shannon) SPA [Site Code: 004058]	<p>https://www.npws.ie/protected-sites/spa/004058</p> <p>Cormorant (Phalacrocorax carbo) [A017]</p> <p>Tufted Duck (Aythya fuligula) [A061]</p> <p>Goldeneye (Bucephala clangula) [A067]</p> <p>Common Tern (Sternia hirundo) [A193]</p> <p>Wetland and Waterbirds [A999]</p> <p>https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO004058.pdf (August 2024)</p>	0.05km (50m)	<p>Possible indirect via surface water.</p> <p>Disturbance impacts.</p>	Y
Lower River Shannon SAC [Site Code: 002165]	<p>https://www.npws.ie/protected-sites/sac/002165</p> <p>Sandbanks which are slightly covered by sea water all the time [1110]</p> <p>Estuaries [1130]</p> <p>Mudflats and sandflats not covered by seawater at low tide [1140]</p> <p>Coastal lagoons [1150]</p> <p>Large shallow inlets and bays [1160]</p> <p>Reefs [1170]</p> <p>Perennial vegetation of stony banks [1220]</p> <p>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</p> <p>Salicornia and other annuals colonising mud and sand [1310]</p>	6km	Hydrological pathway.	Y

	<p>Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]</p> <p>Mediterranean salt meadows (Juncetalia maritimii) [1410]</p> <p>Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]</p> <p>Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410]</p> <p>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0]</p> <p><i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel) [1029]</p> <p><i>Petromyzon marinus</i> (Sea Lamprey) [1095]</p> <p><i>Lampetra planeri</i> (Brook Lamprey) [1096]</p> <p><i>Lampetra fluviatilis</i> (River Lamprey) [1099]</p> <p><i>Salmo salar</i> (Salmon) [1106]</p> <p><i>Tursiops truncatus</i> (Common Bottlenose Dolphin) [1349]</p> <p><i>Lutra lutra</i> (Otter) [1355]</p> <p>https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO002165.pdf (August 2012)</p>			
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¹ Summary description / **cross reference to NPWS website** is acceptable at this stage in the report.

² Based on source-pathway-receptor: Direct/ indirect/ tentative/ none, via surface water/ ground water/ air/ use of habitats by mobile species.

³if no connections: N

Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites

AA Screening matrix

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
<p>Special Protection Areas: Lough Derg (Shannon) SPA [Site Code: 004058]</p> <p>To Maintain/Restore the favourable conservation status of habitats and species of community interest.</p> <p>Cormorant (Phalacrocorax carbo) [A017] (Restore)</p> <p>Tufted Duck (Aythya fuligula) [A061] (Maintain)</p> <p>Goldeneye (Bucephala clangula) [A067] (Maintain)</p> <p>Common Tern (Stern hirundo) [A193] (Restore)</p> <p>Wetland and Waterbirds [A999] (Maintain)</p>	<p>Direct: None.</p> <p>Indirect: Noise impacts during construction.</p> <p>Negative impacts (temporary) on surface water/water quality due to construction related emissions including increased sedimentation and construction related pollution.</p>	<p>Direct: None.</p> <p>Indirect: Short term duration would not result in disturbance at levels that would have significant impact.</p> <p>Given the scale of the proposed development and limited site works, conservation objectives related to water quality would not be undermined.</p>
<p>Lower River Shannon SAC [Site Code:002165]</p> <p>To Maintain/Restore the favourable conservation status of habitats and species of community interest</p> <p>Sandbanks which are slightly covered by sea water all the time [1110]</p> <p>Estuaries [1130]</p> <p>Mudflats and sandflats not covered by seawater at low tide [1140]</p>	<p>Direct: None</p> <p>Indirect: Negative impacts (temporary) on surface water/water quality due to construction related emissions including increased sedimentation and construction related pollution.</p>	<p>Direct: None</p> <p>Indirect: Given the scale of the proposed development and limited site works, conservation objectives related to water quality would not be undermined.</p>

<p>Coastal lagoons [1150]</p> <p>Large shallow inlets and bays [1160]</p> <p>Reefs [1170]</p> <p>Perennial vegetation of stony banks [1220]</p> <p>Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]</p> <p>Salicornia and other annuals colonising mud and sand [1310]</p> <p>Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]</p> <p>Mediterranean salt meadows (Juncetalia maritimi) [1410]</p> <p>Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation [3260]</p> <p>Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410]</p> <p>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0]</p> <p>Margaritifera margaritifera (Freshwater Pearl Mussel) [1029]</p> <p><i>Petromyzon marinus</i> (Sea Lamprey) [1095]</p> <p><i>Lampetra planeri</i> (Brook Lamprey) [1096]</p>		
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Lampetra fluviatilis (River Lamprey) [1099]		
Salmo salar (Salmon) [1106]		
Tursiops truncatus (Common Bottlenose Dolphin) [1349]		
Lutra lutra (Otter) [1355]		
	Likelihood of significant effects from proposed development (alone): Y/N	
	If no, is there a likelihood of significant effects occurring in combination with other plans or projects? No	
	Possibility of significant effects (alone) in view of the conservation objectives of the site* No	
Step 4 Conclude if the proposed development could result in likely significant effects on a European site.		
I conclude that the proposed development (alone) would not result in likely significant effects on Lough Derg (Shannon) SPA or the Lower River Shannon SAC. The proposed development would have no likely significant effect in combination with other plans and projects on any European site(s). No further assessment is required for the project.		
No mitigation measures are required to come to these conclusions.		

Screening Determination

Finding of no likely significant effects

In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on Lough Derg (Shannon) SPA or the Lower River Shannon SAC in view of the conservation

objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- Nature of works
- The Appropriate Assessment (AA) Screening of the planning authority.