



An
Coimisiún
Pleanála

Inspector's Report

ACP-323709-25

Development

Construction of a dwelling house and
all associated works

Location

Castlelambert , Athenry , Co. Galway

Planning Authority

Galway County Council

Planning Authority Reg. Ref.

2560903

Applicant(s)

David Gilhooley

Type of Application

Planning permission

Planning Authority Decision

Permission refused

Type of Appeal

First Party

Appellant(s)

David Gilhooley

Date of Site Inspection

20th November 2025

Inspector

Sarah O'Mahony

Contents

1.0 Site Location and Description	4
2.0 Proposed Development	4
3.0 Planning Authority Decision	5
3.1. Decision	5
3.2. Planning Authority Reports	5
3.3. Prescribed Bodies	6
4.0 Planning History	6
5.0 Policy Context	7
5.1. Development Plan	7
5.2. Natural Heritage Designations	9
5.3. EIA Screening	9
6.0 The Appeal	10
6.1. Grounds of Appeal	10
6.2. Planning Authority Response	11
7.0 Assessment	11
7.1. Introduction	11
7.2. Access	11
7.3. Design and Layout	12
8.0 AA Screening	13
8.1. Screening	13
8.2. Conclusion	13
9.0 WFD Screening	14
9.1. Screening	14

9.2. Conclusion	14
10.0 Recommendation	15
11.0 Reasons and Considerations.....	15
12.0 Conditions	15
Appendix 1 – EIA Pre-Screening	

1.0 Site Location and Description

- 1.1. The 0.208ha greenfield site is situated in a rural area 4.5km west of Athenry and 1km west of the M17 motorway. It is enclosed with timber post and rail fencing forming a paddock in the same shape and size as two adjacent residential properties to the east. It is finished with long grass and scrub with mixed species hedgerows and trees at the north and east.
- 1.2. Access is provided via an agricultural style gate at the south to the L-3103 local road.
- 1.3. There is a water pumping station situated 25m west of the site.

2.0 Proposed Development

- 2.1. Planning permission is sought for development which comprises the following:
 - Construction of 208m² single and two storey dwelling house,
 - 57m² detached, pitched roof garage
 - On-site wastewater system
 - Revised vehicular entrance and maintenance works/vegetation trimming to southern roadside boundary on adjoining property to the west to achieve sightlines.
 - All associated site development works
- 2.2. The following documentation was submitted with the application together with all standard statutory notices and drawings etc:
 - Documentation to demonstrate compliance with local need criteria including a birth certificate, membership of local sport groups, land registry details for the subject site and the family home, employment details and schooling records.
 - Site Suitability Report
 - Site Characterisation Form
 - Letter from adjoining landowner consenting to removal and maintenance of the hedgerow, vegetation and southern roadside boundary to facilitate sightlines on the subject site.
 - Uisce Éireann Confirmation of Feasibility regarding a water connection.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. Galway County Council issued a notification to refuse permission on 27th August 2025 for one reason as follows:

1. Based on the information submitted and the plans and particulars received, and having regard to the horizontal and vertical alignment of the local public road, L-3103 within the vicinity of proposed development, the proposed site entrance is deemed unsatisfactory owing to the restricted sight distances in relation to vehicles exiting/entering the subject site, in particular from a western direction. It is considered that additional remedial works required to provide visibility sightlines from the entrance of the subject site, would constitute significant intervention due to the proposed vehicular arrangement positioned in close proximity to the inside radius of the local road curve. The applicant has therefore not satisfactorily demonstrated that the proposed site entrance on the public road has sufficient sightlines in accordance with the requirements of DM Standard 28 of the Galway County Development Plan 2022-2028. In this regard, it is considered that turning movements generated by the proposed development from the site would interfere with the safety and free flow of traffic on the public road and would endanger public safety by reason of traffic hazard, or obstruction of road users, or otherwise, and therefore would be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The Planners report recommendation to refuse permission is consistent with the notification of decision which issued.
- Appropriate Assessment (AA) and Environmental Impact Assessment (EIA) issues are both screened out.

- The report considered that the applicant has demonstrated a rural generated housing need in the area, in accordance with RH2 of the CDP and that acceptable percolation rates and trial assessment results deemed the site suitable for on-site treatment.
- With regard to access proposals, the Case Planner noted high speeds on the local road accessing the site and considered the '*overall alignment of the road and high frequency and speed of vehicles in addition to the presence of the single white line result to present a risk to any persons occupying the proposed dwelling house and traffic movements associated with the site shall result in dangerous manoeuvres*'.
- The report noted the dwelling design and layout but did not assess it or provide any commentary on its suitability for the area.

3.2.2. Other Technical Reports

- The application was referred to the Oranmore area office however no response or submission was received.

3.3. Prescribed Bodies

- The application was referred to the Irish Aviation Authority however no response or submission was received.
- The appeal was referred to An Taisce, the Development Applications Unit and The Heritage Council however no response or submission was received.

4.0 Planning History

- 23/61247: Planning permission refused to David Gilhooley to construct a two storey dwellinghouse, 209m² approx. garage, treatment system & associated services. Permission was refused for one reason as follows:
 1. Based on the information submitted and the plans and particulars received, and having regard to the horizontal and vertical alignment of the local public road, L-3103 within the vicinity of proposed development, the proposed site entrance is deemed unsatisfactory owing to the restricted sight distances in

relation to vehicles exiting/entering the subject site, in particular from a western direction. It is considered that additional remedial works required to provide visibility sightlines from the entrance of the subject site, would constitute significant intervention due to the proposed vehicular arrangement positioned in close proximity to the inside radius of the local road curve. The applicant has therefore not satisfactorily demonstrated that the proposed site entrance on the public road has sufficient sightlines in accordance with the requirements of DM Standard 28 of the Galway County Development Plan 2022- 2028. In this regard, it is considered that turning movements generated by the proposed development from the site would interfere with the safety and free flow of traffic on the public road and would endanger public safety by reason of traffic hazard, or obstruction of road users, or otherwise, and therefore would be contrary to the proper planning and sustainable development of the area.

- 04/3584: Planning permission sought by Frank Conway for the construction of a dwellinghouse and septic tank. The application was withdrawn prior to reaching a decision.

5.0 Policy Context

5.1. Development Plan

- 5.1.1. The site is governed by the policies and provisions contained in the Galway County Development Plan 2022-2028 (referred to hereafter as the CDP). Chapter 4 sets out the policy guidance for developing housing in the rural area and it identifies the site as being situated within two rural housing zones as follows:
 - Zone 2: 'Galway County Transport & Planning study' (GCTPS) and
 - Zone 4: Landscape Sensitivity Category 1.
- 5.1.2. Rural Housing Policy RH2 applies to applicants seeking to construct one-off dwellings in zone 2. The overarching policy objective is to facilitate rural housing in this area under strong urban pressure subject to 7no. categories of local need criteria, however a prospective applicant need only demonstrate compliance with

one such category. It also states that an enurement clause will apply for a period of 7yrs during in which the applicant must occupy the dwelling.

- 5.1.3. Policy Objective RH4 applies to zone 4 where the landscape classification is 2, 3 or 4. There is no specific policy objective however relating to zone 4 with a landscape classification of 1 as per the subject site. Chapter 8 sets out policy and guidance regarding safeguarding the County's landscape. It identifies that the landscape classifications equate to sensitivity ratings and therefore the subject site is situated in a low sensitivity landscape.
- 5.1.4. Policy Objective RH9 is noted regarding design guidelines for rural dwellings as well as the Design Guidelines for the Single Rural House which is set out in Appendix 5 of the CDP.
- 5.1.5. Policy Objective RH11 requires rural dwellings to comply with the EPA Code of Practice: Wastewater Treatment Systems for Single Houses (2009). The Coimisiún should note this guidance document has since been replaced with a 2021 version.
- 5.1.6. Chapter 15 sets out development management standards which includes DM standard 6 regarding domestic garages, DM standard 8 regarding site selection and design for rural dwellings, DM standard 9 regarding site sizes for single houses using individual on-site wastewater treatment systems and DM standard 11 regarding landscaping. The following is noted in DM Standard 28 regarding sightlines:

'Vehicular entrances and exit points must be designed by the developer as part of a planning application with adequate provision for visibility so that drivers emerging from the access can enjoy good visibility of oncoming vehicles, cyclists and pedestrians. Where a new entrance is proposed, the Planning Authority must consider traffic conditions and available sight lines. Road junction visibility requirements shall comply with Geometric Design of Junctions (priority junctions, direct accesses, roundabouts, grade separated and compact grade separated junctions) (DN-GEO-03060) for rural roads and Design Manual for Urban Roads and Streets for urban roads (including any updated/ superseding document). Where substantial works are required in order to facilitate the provision of adequate sight distances lands within the sight distance triangles shall be within the control of the applicant and shall be subject of a formal agreement with the adjacent landowner which ensures

certainty that the applicant is in a position to comply with the relevant condition and or standard.

....

In general, where the capacity, width, surface condition or alignment of the road is deemed inadequate, development will not be favoured.'

5.1.7. Table 15.3 sets out the sight distances from vehicular entrances/exits depending on the design speed of the road as follows:

Design speed and sight distances	Sight Distance required for the following Design Speed on the Major Road in kph						
Design Speed	100	85	70	60	50	42	30
Y Distance on Major Road	215	160	120	90	70	50	35

5.2. Natural Heritage Designations

5.2.1. The site is situated 5.5km southeast of Lough Corrib Special Area of Conservation (SAC) and 7.5km northeast of Galway Bay Complex SAC and proposed Natural Heritage Area (pNHA).

5.2.2. Kiltullagh Turlough pNHA is situated 8.5km west while Monivea Bog SAC and pNHA is situated 9.5km northeast of the site.

5.3. EIA Screening

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

6.0 The Appeal

6.1. Grounds of Appeal

- Sightline requirements are set out in Table 15.3 of the GDP. The L-3103 has a design speed limit of 60km/h requiring a sightline of 90m. The site layout drawing indicates that 90m sightlines are achievable in both directions.
- Sightlines to the east are uninhibited and exceed 90m.
- Sightlines to the west require vegetation on adjacent property to be cut back and removed which is a common and well-established practice in County Galway to establish acceptable sightlines. A letter of consent from that landowner was provided with the application.
- The refusal reason references proximity of the sightline to the inside radius of a curve/bend in the road on the L-3103 west of the site entrance. The 90m sightline ends at the commencement of the curve, i.e. the curve is situated outside of, and beyond, the 90m sightline and therefore the curve does not impede or obstruct the required 90m and the reason for refusal does not apply.
- Documentation submitted with the application included photographs demonstrating visibility of the 90m mark from the site entrance would be achievable once overgrown vegetation is removed. Existing boundary walls and trees do not require removal. In the interim period since the application was first lodged, that vegetation has been removed by both the Local Authority and the adjoining landowner which enabled the undertaking of a second photographic survey. This again demonstrated that 90m sightlines are achievable to the west and the photographs are submitted with the appeal.
- This also proves that the following statement in the reason for refusal is unfounded as significant intervention has not occurred:

“additional remedial works required to provide visibility sightlines from the entrance of the subject site, would constitute significant intervention due to the proposed vehicular arrangement positioned in close proximity to the inside radius of the local road curve”

6.2. Planning Authority Response

- None

7.0 Assessment

7.1. Introduction

- 7.1.1. 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 relates solely to access. I also note however that matters regarding general design and layout are not assessed in the Case Planner's report and therefore I have also set out an assessment of same below.
- 7.1.2. It should be noted that the principle of development to construct a dwelling in this rural area of County Galway requires compliance with policy objective RH2 of the CDP. The applicant submitted a number of documents to demonstrate local need which the Local Authority accepted. In this regard the principle of development is considered acceptable.

7.2. Access

- 7.2.1. The site benefits from an existing agricultural style entrance and roadside boundary which are set back 3m from the road edge, in line with the two adjacent dwellings to the east.
- 7.2.2. The public road, the L-3103, has a speed limit of 60 km/h. Table 15.3 of the CDP states sight lines of minimum 90m are required in both directions from 2.4m back from the road edge.
- 7.2.3. The applicant has stated that such sightlines are achievable and included a letter of consent for future maintenance and improvement of the boundary on an adjoining property in order to maintain visibility.
- 7.2.4. In this regard I do not concur with the Local Authority's reason for refusal that 'turning movements generated by the proposed development from the site would

interfere with the safety and free flow of traffic on the public road and would endanger public safety by reason of traffic hazard, or obstruction of road users, or otherwise, and therefore would be contrary to the proper planning and sustainable development of the area'.

7.2.5. In my opinion the applicant has demonstrate that safe lines of sight are achievable and therefore I consider the proposed access arrangement to be acceptable.

7.3. **Design and Layout**

7.3.1. The layout of the proposed single and two storey building is such that it would have a building line matching the existing dwellings to the east and the water pumping station to the west, maintaining a 20m setback from the road edge.

7.3.2. The existing roadside boundary comprises a timber post and rail fence while the boundaries of the neighbouring dwellings comprise a low stone wall with hedging inside. It is proposed to replicate this at the subject site, providing uniformity and continuity. The site layout drawing states it is proposed to utilise native hedging species however the landscaping drawing states a privet hedge would be provided. I recommend a condition is attached requiring all boundary hedging to comprise native species.

7.3.3. The proposed dwelling and garage would be situated parallel to the road, resulting in a front elevation with three gables as well as flat roof elements. The overall result however is not overtly complicated but in fact provides a contemporary interpretation of the traditional narrow plan dwelling.

7.3.4. Vertical emphasis windows comprising aluclad hardwood frames are proposed. A variety of other external materials and finishes are proposed including nap render, natural stone cladding and some timber cladding to the elevations while the roof would primarily comprise slate with some pressed metal cladding in the porch area.

7.3.5. While the two storey element has a total height of 8.1m, the bulk and massing of the overall structure and garage is broken into different wings and architectural structures, thereby reducing the total mass into distinct elements which graduate the height down towards the site boundaries. Overall I consider the design approach to be rational and acceptable for the rural area and surrounding context.

8.0 AA Screening

8.1. Screening

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

8.1.2. The site is situated 5.5km southeast of Lough Corrib Special Area of Conservation. The proposed development seeks to construct a detached dwelling, detached garage, utilise an existing vehicular entrance, connect to the public water and provide on-site wastewater treatment.

8.1.3. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site. The reason for this conclusion is as follows:

- The rural, domestic nature and modest scale of the works,
- The location of the site removed from any waterbodies and lack of any hydrological connectivity,
- The proposed on-site wastewater treatment system which will treat wastewater prior to discharge to ground in compliance with the EPA Code of Practice.
- Taking into account the screening report/determination by Galway County Council.

8.2. Conclusion

8.2.1. 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.

8.2.2. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

9.0 WFD Screening

9.1. Screening

- 9.1.1. The site is situated 5km northwest of the Clarinbridge_020 River and also 5km southeast of the Clare (Galway)_090 river. It is however situated in the Carrowmoneash (Oranmore) subcatchment basin which drains to the west to Oranmore Bay which is 9km southwest of the site. The wider catchment is the Galway Bay South East basin. The Clarinbridge aquifer underlies the site and is a regionally important karstified bedrock aquifer with high vulnerability at the site.
- 9.1.2. The proposed development seeks to construct a detached dwelling, detached garage, utilise an existing vehicular entrance, connect to the public water and provide on-site wastewater treatment.
- 9.1.3. No water deterioration concerns were raised in the planning appeal.
- 9.1.4. I have assessed the proposed development 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:
 - The rural, domestic nature and modest scale of the works.
 - The location of the site removed from any waterbodies and lack of any hydrological connectivity.
 - The proposed on-site wastewater treatment system which will treat wastewater prior to discharge to ground in compliance with the EPA Code of Practice.

9.2. Conclusion

- 9.2.1. 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

I recommend that planning permission is granted in accordance with the conditions set out below.

11.0 Reasons and Considerations

Having regard to the location and character of the site and surrounding area in a rural area together with the provisions of the Galway County Development Plan 2022-2028 including policy objectives RH2, RH9 and DM Standard 28, it is considered that, subject to compliance with the conditions set out below, the scale and nature of the development is acceptable, would not seriously injure residential or visual amenity of the area and would not constitute a traffic hazard. The development is, therefore, in accordance with the proper planning and sustainable development of the area.

12.0 Conditions

1.	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	(a) The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by the applicant, members of the applicant's immediate family or their heirs, and shall remain so occupied for a period

	<p>of at least seven years thereafter [unless consent is granted by the planning authority for its occupation by other persons who belong to the same category of housing need as the applicant]. Prior to commencement of development, the applicant shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act, 2000 to this effect.</p> <p>(b) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the planning authority a written statement of confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation.</p> <p>This condition shall not affect the sale of the dwelling by a mortgagee in possession or the occupation of the dwelling by any person deriving title from such a sale.</p> <p>Reason: To ensure that the proposed house is used to meet the applicant's stated housing needs and that development in this rural area is appropriately restricted [to meeting essential local need] in the interest of the proper planning and sustainable development of the area.</p>
3.	<p>Details of the materials, colours and textures of all the external finishes to the proposed structures and boundary wall shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>All stone shall be natural and local with no re-constituted stone permitted.</p> <p>Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.</p>
4.	<p>The site shall be landscaped in accordance with details submitted to the planning authority on 06th July 2025 with the following amendments:</p> <p>(a) All boundary planting shall comprise only indigenous trees and</p>

	<p>hedging species.</p> <p>Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.</p>
5.	<p>(a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.</p> <p>(b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.</p> <p>Reason: In the interest of traffic safety and to prevent flooding or pollution.</p>
6.	<p>(a) The septic tank/wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on 06th July 2025 and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) " – Environmental Protection Agency, 2021.</p> <p>(b) Treated effluent from the septic tank/ wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.</p>

	<p>(c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.</p> <p>Reason: In the interest of public health and to prevent water pollution</p>
7.	<p>Prior to the commencement of development the developer shall enter into a Connection Agreement with Uisce Éireann (Irish Water) to provide for a service connection to the public water supply network.</p> <p>Reason: In the interest of public health and to ensure adequate water/wastewater facilities.</p>
8.	<p>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.</p> <p>Reason: In order to safeguard the [residential] amenities of property in the vicinity.</p>
9.	<p>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</p>

	<p>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.</p> <p>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.</p>
--	--

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.

Sarah O'Mahony
Planning Inspector

14 January 2026

Form 1 - EIA Pre-Screening

Case Reference	323709-25
Proposed Development Summary	Construction of new dwelling house, wastewater system, garage & all associated site services. Gross floor space of proposed works: 208 sqm(H), 57.00 sqm(G)
Development Address	Castlelambert, Athenry, Co. Galway
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	

<p>type of proposed road 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>	
<p><input checked="" 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>	<p>Class 10 (b)(i) Construction of more than 500 dwelling units.</p> <p>Threshold = 500 dwellings. Proposed development = 1 dwelling.</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>Yes <input type="checkbox"/></p>	<p>Screening Determination required (Complete Form 3)</p>
<p>No <input checked="" type="checkbox"/></p>	<p>Pre-screening determination conclusion remains as above (Q1 to Q3)</p>

Inspector: _____ Date: _____

Form 2 - EIA Preliminary Examination

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 rural site is serviced and its size is not exceptional in the context of the prevailing plot size in the area.</p> <p>A short-term construction phase would be required and the development would not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance due to its scale. The development, by virtue of its type and nature, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. Its operation presents no significant risks to human health.</p> <p>The size and scale of the proposed development is not significantly or exceptionally different to the existing dwellings.</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 development is situated in a rural area adjacent to and in close proximity to existing residential properties which is not exceptional in the context of surrounding development.</p> <p>It is not likely to have any cumulative impacts or significant cumulative impacts with other existing or permitted projects.</p> <p>The development is removed from designated sites and landscapes of identified significance in the County Development Plan.</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>Having regard to the nature of the proposed development and works constituting development within an existing built up area, 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>
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: _____