



An
Coimisiún
Pleanála

Inspector's Report ACP-324021-26

Question	Whether the proposed extension and renovation of existing farm cottage (vacant) is or is not development and is or is not exempted development
Location	Killeenavarra, Kinvara, Co. Galway
Declaration	
Planning Authority	Galway County Council
Planning Authority Reg. Ref.	ED25/141
Applicant for Declaration	Rory Foy
Planning Authority Decision	Is not exempted development
Referral	
Referred by	Rory Foy
Owner/ Occupier	Rory Foy
Observer(s)	N/A
Date of Site Inspection	13 th June 2025
Inspector	Sarah O'Mahony

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1.0 Site Location and Description

- 1.1. The site is situated in north County Galway, 4.75km northeast of Kinvara and 1.4km west of the M18. Access is provided from a local road at the west.
- 1.2. The site comprises a detached single storey dwelling situated at the front and northwest of an old courtyard style farmyard, although the farmyard does not form part of the site. They share one singular vehicular access point and all adjacent land comprises agricultural pastures with the exception of a cluster of mature deciduous trees situated alongside the west of the site and farmyard.

2.0 The Question

- 2.1. Whether the proposed extension and renovation of existing farm cottage (vacant) is or is not development and is or is not exempted development.
- 2.2. Having assessed the application documents I intend to reword the question as follows:

Whether renovation of an existing dwelling to include demolition of 37 square metres of domestic extensions to the rear of dwelling, demolition of water tank and shed (combined 10.48 square metres) to the side of dwelling, and construction of 40 square metres extension to the rear, comprises development which is exempt development?

3.0 Planning Authority Declaration

3.1. Declaration

*“The proposed extension and renovation of existing farm cottage (vacant) at Killeenavarra, Kinvara, Co. Galway is development and is **not exempted development** under ‘Class 50(b)’ of the Planning and Development regulations 2001 (as amended)*

‘The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.’

And Article 9 (viiB) of the Planning and Development regulations 2001 (as amended)

‘Comprise development in relation to which a planning authority or an Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,’

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The Planning Report considered a range of matters including planning history, the context and location of the site and the legislative context.
- It considered that the proposed extension development ‘could fall’ within the provisions of Class 1, Schedule 2, Part 1 of the Regulations while the proposed building renovations ‘could fall’ within the provisions of Article 4(1)(h) of the Act.
- In terms of Appropriate Assessment it states: *‘It is noted that the subject site is also within the foraging range of the Lesser Horseshoe Bat. Having regard to the proximity to the SAC, the requirement for best practice construction measures in order to endure that the proposed development does not adversely impact on the European site, the location of the site within the foraging range of the Lesser Horseshoe Bat, cannot screen out likely significant effects of the development on the Lough Fingall Complex SAC. Therefore, an Appropriate Assessment is required for the proposed development.’*
- Environmental Impact Assessment was not referenced in the report.
- *‘Having considered the works proposed and after reviewing the ABP-321734-25 report, we the Planning Authority are of the opinion that the proposed works is **not exempted development** under ‘Class 50(b)’ of the Planning and Development Regulations 2001 (as amended).*

‘The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.’

After reviewing the Section 5 application along with the submitted drawings we the planning authority have taken into consideration the applicant's opinion that the proposed works would have no additional impact on the local environment/or ecology and it would also have no effect on the integrity of the Lough Fingall Complex SAC. However, we the planning authority are still of the opinion that, given the site's close proximity to the Lough Fingall Complex SAC, along with the location being within the foraging range of the Lesser Horseshoe Bat, likely significant effects of the development on the Lough Fingall Complex SAC cannot be screened out. Therefore, an Appropriate Assessment is required for the proposed development.

'Comprise development in relation to which a planning authority or an Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,'

3.2.2. Other Technical Reports

- None.

4.0 Planning History

- ED24/141: Proposed extension and renovation of existing farm cottage is not exempt development. This declaration was referred to An Bord Pleanála under ref ABP-321734-25 who declared the following:

(a) renovation of an existing dwelling, demolition of 37 square metres of domestic extensions to the rear of dwelling, demolition of water tank and shed (combined 10.48 square metres) to the side of dwelling, and construction of 40.3 square metres extension to the rear constitutes works;

(b) The works constitute development pursuant to section 3 of the Planning and Development Act, 2000;

(c) The development would not be likely to have a significant effect on the integrity of a European site and would not, therefore, require appropriate assessment, the restriction of article 9(i)(a)(viiB) of the Planning and Development Regulations, 2001, as amended, does not apply;

- (d) Renovation of the existing dwelling comes within the scope of Section 4(1)(h) of the Planning and Development Act, 2000, as amended;
 - (e) Demolition of the boiler house and water tank comes within the scope of Class 50(a) of Part 1 of Schedule 2 to the Planning and Development Regulations 2001, as amended;
 - (f) The proposed extension comes within the scope of Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations 2001 but does not meet the conditions and limits set out in Column 2 as it would exceed 40 square metres floorspace (specifically, it would not meet Condition and Limitation number 1(a) of said Class as the floor area exceeds the limit by 0.3 square metres); and
 - (g) Demolition of the existing domestic extensions does not come within the scope of Class 50(b) of Part 1 of Schedule 2 to the Planning and Development Regulations 2001 as it would not be connected to provision of an extension in accordance with Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations 2001 (as Condition and Limitation number 1(a) of Class 1 is not met as indicated above at (f));
- ED24/119: Proposed extension and renovation of existing farm cottage is not exempt development.

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.
- 5.1.2. The site is situated in a rural area and not subject to zoning.

5.2. Natural Heritage Designations

- 5.2.1. Lough Fingall Complex Special Area of Conservation and proposed Natural Heritage Area is situated immediately adjacent to the site at the northwest.

6.0 The Referral

6.1. Referrer's Case

- Applicant strongly contests the likelihood of significant impacts to the adjoining SAC due to the proposal to replace the existing extension on the same footprint. Additionally, the house is within an operational farmyard with lighting, noise, vehicular and animal movements, slatted sheds and feeding slabs etc. To suggest that the minor works would result in an impact to the foraging range of the Lesser Horseshoe Bat is inconceivable.
- The house is not habitable and the only change to the development is the reduction by 0.3m² to come within the provisions of Class 1 of Schedule 2.
- The Planning Authority did not request any further information but has altered the declaration reasons since the previous decision was appealed and they have added a new reason why the development is not exempt.

6.2. Planning Authority Response

- No response.

7.0 Statutory Provisions

7.1. Planning and Development Act, 2000

7.1.1. Section 2(1) of the Act provides the following definition regarding 'works':

- 'works' includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal...

7.1.2. Section 3(1) of the Act states the following in respect of 'development':

- In this Act, 'Development' means, except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structure or other land.

7.1.3. Section 4(1) sets out various forms and circumstances in which development is exempted development for the purposes of this Act. Section 4(1)(h) provides for the following class of exempt development:

'development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures'

7.1.4. Section 4(2)(a)(i) *'The Minister may by regulations provide any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that –*

(i) By reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development, or'

7.1.5. Section 4(3) states that *'A reference in this Act to exempted development shall be construed as a referred to development which is-*

(a) Any of the developments specified in subsection (1), or

(b) Development which, having regard to any regulations under subsection (2), is exempted development for the purposes of this Act.'

7.1.6. Section 4(4) Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

7.1.7. Section 177U(9) In deciding upon a declaration or a referral under section 5 of this Act a planning authority or the Board, as the case may be, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.

7.2. Planning and Development Regulations, 2001

7.2.1. Article 6 (1) - Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

7.2.2. The following classes of development are listed:

<p style="text-align: center;">Column 1</p> <p style="text-align: center;">Description of Development</p>	<p style="text-align: center;">Column 2</p> <p style="text-align: center;">Conditions and Limitations</p>
<p>Development with the curtilage of a house</p> <p>Class 1</p> <p>The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.</p>	<ol style="list-style-type: none"> 1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres. 2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.

	<p>(b). Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.</p> <p>(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.</p> <p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p> <p>4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.</p> <p>(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.</p> <p>(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of</p>
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	<p>the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.</p> <p>5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.</p> <p>6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</p> <p>(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</p> <p>(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden.</p>
<p>Class 50</p> <p>(a) The demolition of a building, or buildings, within the curtilage of—</p> <p>(i) a house,</p>	<p>1. No such building or buildings shall abut on another building in separate ownership.</p> <p>2. The cumulative floor area of any such building, or buildings, shall not exceed:</p>

<p>(ii) an industrial building, (iii) a business premises, or (iv) a farmyard complex.</p> <p>(b) The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.</p>	<p>(a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and (b) in all other cases, 100 square metres.</p> <p>3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.</p>
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7.2.3. Article 9(1)(a) sets out various restrictions on class of development to which Article 6 relates that would otherwise be exempted development. The following sub-articles are listed:

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,

(viiC) consist of or comprise development which would be likely to have an adverse impact on an area designated as a natural heritage area by order made under section 18 of the Wildlife (Amendment) Act 2000.

7.3. Precedent

7.3.1. I have examined the An Coimisiún Pleanála referrals database and note the following:

- ABP-317659-23: whether the following or is not development or is or is not exempted development:
 - (a) Demolition of a two-storey extension measuring 92 sq. m. to the rear of dwelling, (46 square metres on each floor),
 - (b) Construction of new two-storey extension measuring 129 sq. m. to the rear of dwelling, (73 square metres at ground floor and 56 square metres at first floor,
 - (c) – (f)

In relation to construction of (b) the Board concluded that

(a) The floor area of the extension exceeds the limitations set out in condition 1(a) and (b). In consideration of this matter the Board concluded that the pre-existing extension to the rear of the house, whether or not it was constructed or erected prior to 1st October 1964, cannot be taken into account in respect of the floor area of the new two-storey extension, the subject matter of this referral, as it was demolished and removed prior to the construction of the subject extension.

.....

- ABP-RL2455: Whether extension to a house is or is not development or is or is not exempted development. The new 64m² extension replaced a previous flat roofed 'extension' which had been demolished prior to the construction of the new extension. The works of demolition and extension resulted in a net increase in floor area of 38m². The case was made by the referrer that the area of demolition, described in the documentation on file as both an 'extension' and as an 'integral part of the original house' was constructed prior to 1964. The Board decided that the previously existing 'extension', having been demolished, was not relevant to the question, and that the new extension which exceeds 40 square metres and includes a window at ground level less than one metre from the boundary, and does not come within the scope of class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001.

- RL3544: Whether the construction of a domestic extension and attic conversion is or is not development or is or is not exempted development. The house was extended to the rear via a 50m² pitched roof extension, of which 12 m² represents a replacement of a pre-1963 extension. The case was made that the 40 m² exemption should be allowable over and above the floor area of the now demolished pre-1964

return (12m²) and that while the new-build area was 50 m², the additional floor area (beyond the footprint of the previous return) was only 38m² and would therefore comply with the conditions of Class 1 of Schedule 2, Part 1 of the P & D Regulations, 2001 (as amended)

The Board concluded that the said extension being to the rear of the dwelling comes within the scope of the exemption provided for under Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations 2001, but by reason of its scale and extent, comprising a ground floor area of 50 m² and a first floor area of circa 28 m², exceeds the relevant thresholds set out in conditions and limitations 1(a) and 1(c) respectively of Class 1, and is therefore not exempted development.

It further concluded that the existing extensions to the rear of the house, whether or not they were constructed or erected prior to 1st October 1964, cannot be taken into account in respect of the floor area of the new extension, the subject of the referral, as these extensions were demolished and removed prior to the construction of the new extension.

8.0 Assessment

8.1. Introduction

- 8.1.1. It should be stated at the outset that the purpose of this referral is not to determine the acceptability or otherwise of the proposed development in respect of the proper planning and sustainable development of the area, but rather whether or not the matter in question constitutes development, and if so, falls within the scope of exempted development.

8.2. Is or is not development

- 8.2.1. Renovation of the existing dwelling including demolition and construction of a domestic extension constitute 'works' as defined in section 2(1) of the Planning and Development Act, 2000, as amended, and come within the definition of 'development' as set out in section 3(1) of the said Act.

8.3. Is or is not exempted development

- 8.3.1. Renovation of the existing dwelling is exempt development under Section 4(1)(h) of the Act as the development comprises works to maintain and improve the dwelling which affect only the interior.
- 8.3.2. Article 6(3) of the Planning and Development Regulations 2001, as amended makes provision for classes of development set out in Part 3 of the Regulations to be exempted development subject to any provisions of Article 9. Elements of the proposed development fall within the provisions of classes 1 and 50 as outlined below under the headings of demolition and proposed extension.

Demolition

- 8.3.3. Demolition of the boiler room and water tank comprise demolition of buildings or parts of buildings within the curtilage of a house and within a farmyard which falls under the provisions of Class 50(a) and which meet the limits and conditions set out in column 2.
- 8.3.4. Demolition of the domestic extensions comprise demolition of part of a habitable house in connection with the provision of an extension in accordance with Class 1 which falls under the provisions of Class 50(b), but only in circumstances where the proposed extension is deemed to be in accordance with Class 1.

Proposed Extension

- 8.3.5. Class 1 of Schedule 2 of Part 1 of the Regulations provides that a domestic extension of 40m², situated to the rear of the main dwelling comprises exempted development subject to the additional conditions and limitations outlined above.
- 8.3.6. The proposed extension in this case, following demolition of the existing extension, would comprise 40m² which meets the limits in column 2. I note drawings submitted in this regard which illustrate how the proposed extension would extend slightly less from the rear elevation of the main dwelling than the previous layout proposed in ref. ABP-321734-25.
- 8.3.7. I note that the proposed extension would comply with the remainder of the limits and conditions prescribed in column 2 of class 1 and therefore consider the proposed development does comply with the provisions of Class 1 and therefore is exempted development.

8.3.8. Further, as the extension does comply with the provisions of Class 1 it therefore leads to the conclusion that the proposed demolition is also exempt development as it is connected with development which accords with Class 1. This conclusion disagrees with the Planning Authority's determination, however the rationale for reaching that determination is not set out in the report or determination.

8.4. **Restrictions on exempted development**

8.4.1. No article 9 restrictions apply in this case.

9.0 **Appropriate Assessment**

9.1. 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 Fingall Complex SAC in view of the conservation objectives of this site and is therefore excluded from further consideration. Appropriate Assessment is not required.

9.2. This determination is based on:

- The minor scale and domestic nature of the works.
- The absence of any proposals to remove vegetation or generate new water discharges at the site.
- The availability of extensive foraging grounds within the SAC to the north

10.0 **Environmental Impact Assessment**

10.1. 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.

11.0 Recommendation

11.1. I recommend that the Commission should decide this referral in accordance with the following draft order.

WHEREAS a question has arisen as to whether renovation of an existing dwelling to include demolition of 37 square metres of domestic extensions to the rear of dwelling, demolition of water tank and shed (combined 10.48 square metres) to the side of dwelling, and construction of 40 square metres extension to the rear at Killeenavarra, County Galway is or is not development and is or is not exempted development:

AND WHEREAS Rory Foy care of Gavin Doheny requested a declaration on this question from Council and the Council issued a declaration on the 30th day of December, 2025 stating that the matter was development and was not exempted development:

AND WHEREAS Rory Foy referred this declaration for review to An Coimisiún Pleanála on the 12th day of January, 2026:

AND WHEREAS An Coimisiún Pleanála, in considering this referral, had regard particularly to –

- (a) Sections 2(1), 3(1), 4(1)(h) and 4(2) of the Planning and Development Act, 2000, as amended,
- (b) article 6(1) and article 9(1) of the Planning and Development Regulations, 2001, as amended,
- (c) Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended,
- (d) the planning history of the site,
- (e) the pattern of development in the area:

AND WHEREAS An Coimisiún Pleanála has concluded that:

- (a) renovation of an existing dwelling to include demolition of 37 square metres of domestic extensions to the rear of dwelling, demolition of water tank and shed (combined 10.48 square metres) to the side of dwelling, and construction of 40 square metres extension to the rear constitutes works;
- (b) the works constitute development pursuant to section 3 of the Planning and Development Act, 2000, as amended;
- (c) the development would not be likely to have a significant effect on the integrity of a European site and would not, therefore, require appropriate assessment, the restriction of article 9(1)(a)(viiB) of the Planning and Development Regulations, 2001, as amended, does not apply
- (d) renovation of the existing dwelling comes within the scope of Section 4(1)(h) of the Planning and Development Act, 2000, as amended;
- (e) demolition of the boiler house and water tank comes within the scope of Class 50(a) of Part 1 of Schedule 2 to the Planning and Development Regulations 2001, as amended;
- (f) demolition of the domestic extension comes within the scope of Class 50(b) of Part 1 of Schedule 2 to the Planning and Development Regulations 2001, as amended;
- (g) the proposed domestic extension comes within the scope of Class 1 of Part 1 of Schedule 2 to the-Planning and Development Regulations 2001;

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that renovation of an existing dwelling to include demolition of 37 square metres of domestic extensions to the rear of dwelling, demolition of water tank and

shed (combined 10.48 square metres) to the side of dwelling, and construction of 40 square metres extension to the rear is development and is exempted development.

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.

Sarah O'Mahony
Planning Inspector

22nd April 2026

Appendix 1 - EIA Pre-Screening

Case Reference	324021
Proposed Development Summary	Domestic extension
Development Address	Killeenavarra, Kinvara, 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 checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road	No Screening required.

development under Article 8 of the Roads Regulations, 1994.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.	EIA is Mandatory. No Screening Required.
<input 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)

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 2: Standard AA Screening Determination Template

Screening for Appropriate Assessment Test for likely significant effects	
Step 1: Description of the project and local site characteristics	
Brief description of project	Extension and renovation of existing farm cottage.
Brief description of development site characteristics and potential impact mechanisms	<p>The site is situated immediately adjacent to Lough Fingall Complex Special Area of Conservation however the works area has a separation of 35m from the SAC boundary and no additional land take is proposed. The works area is also situated within a large area of concrete hardstanding within an active farmyard.</p> <p>No alterations to the water supply, wastewater or surface water management are proposed.</p> <p>There are no watercourses on the site and no vegetation or trees will be removed.</p>
Screening report	No
Natura Impact Statement	No
Relevant submissions	N/A
<p>The following extract is from the Case Planner’s report, however it should be noted that the Planning Authority did not prepare a separate screening exercise.</p> <p><i>It is noted that the subject site is also within the foraging range of the Lesser Horseshoe Bat. Having regard to the proximity to the SAC, the requirement for best practice construction measures in order to endure that the proposed development does not adversely impact on the European site, the location of the site within the foraging range of the Lesser Horseshoe Bat, cannot screen out likely significant effects of the development on the Lough Fingall Complex SAC. Therefore, an Appropriate Assessment is required for the proposed development.</i></p>	
Step 2. Identification of relevant European sites using the Source-pathway-receptor model	

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
Lough Fingall Complex SAC (000606)	Turloughs, heaths, fens, dry grassland and scrubland, limestone pavement and Lesser Horseshoe Bat Conservation Objectives dated January 2019	0 – immediately adjacent northwest	Potential foraging grounds for bats	Yes
Kiltiernan Turlough SAC (001285)	Turloughs Conservation Objectives dated January 2021	1.3km northeast	No	No
Ardrahan Grassland SAC (002244)	Heaths, dry grassland and scrubland and limestone pavements Conservation Objectives dated June 2024	1.7km east	No	No
Castletaylor Complex SAC (000242)	Turloughs, heaths, dry grassland and scrubland and limestone pavements. Conservation Objectives dated December 2021	3.5km northeast	No	No
Galway Bay Complex SAC (000268)	Mudflats, lagoons, inlets and bays, reefs, perennial vegetation of stony banks, colonizing	4km west	No	No

	mud and sand, salt meadows, otter, harbour seal, turloughs, heaths, dry grassland and scrubland, fens Conservation Objectives dated April 2013.			
Inner Galway Bay SPA	20no. birds and general wetland and waterbirds. Conservation Objectives dated May 2013	4km southwest	No	No

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
Site 1: Lough Fingall Complex SAC (000606) Turloughs [3180] Alpine and Boreal heaths [4060] Juniperus communis formations on heaths or calcareous grasslands [5130] Semi-natural dry grasslands and scrubland facies on calcareous substrates	Direct: None Indirect: Construction disturbance and noise	Loss of foraging grounds for Lesser Horseshoe Bats – this is unlikely to occur due to the minor scale of works proposed and the domestic nature of the overall development. No loss of vegetation or works to any watercourse would occur. Demolition works are minor and not likely to result in significant emissions of dust or noise. Construction works are also minor and short term and unlikely to impact

<p>(Festuco-Brometalia) (* important orchid sites) [6210] Calcareous fens with Cladium mariscus and species of the Caricion davallianae [7210] Limestone pavements [8240] Rhinolophus hipposideros (Lesser Horseshoe Bat) [1303]</p>		<p>the foraging grounds of Lesser Horseshoe Bats.</p> <p>This conclusions above are strengthened having regard to the location of the site outside of the SAC and the availability of good quality foraging grounds within the SAC.</p>
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Likelihood of significant effects from proposed development (alone): No

If No, is there likelihood of significant effects occurring in combination with other plans or projects? N/A

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 Fingall Complex 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 Fingall Complex SAC in view of the

conservation objectives of this site and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- The minor scale and domestic nature of the works.
- The absence of any proposals to remove vegetation or generate new water discharges at the site.
- The availability of extensive foraging grounds within the SAC to the north.

Inspector: _____ **Date:** _____