



An  
Coimisiún  
Pleanála

## Inspector's Report PL-500037-GY

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<b>Development</b>	Construction of a dwelling with all associated site works.
<b>Location</b>	Townparks (5th division), Ballymote Road Tuam, Co. Galway.
<b>Planning Authority</b>	Galway County Council.
<b>Planning Authority Reg. Ref.</b>	2560990.
<b>Applicant(s)</b>	Barry McCormack.
<b>Type of Application</b>	Permission.
<b>Planning Authority Decision</b>	Grant Permission with Conditions.
<b>Type of Appeal</b>	Third Party Normal Planning Appeal.
<b>Appellant(s)</b>	Barry McCormack.
<b>Observer(s)</b>	None.
<b>Date of Site Inspection</b>	24 <sup>th</sup> November 2025.
<b>Inspector</b>	Ciarán Daly

## **1.0 Site Location and Description**

- 1.1. The subject site, of area 0.098ha., consists of a corner part of a large grass field adjacent on one side to the rear of two dwellings and adjacent to the rear of another dwelling at the rear of the site. The site dips in the middle somewhat and rises to the front and the rear and the land to the east side rises somewhat. There is an existing agricultural type gate at the front of the site and a pole for overhead wires and there is also a pole towards the rear of the site with overhead wires partially traversing the rear of the site.
- 1.2. There is some hedging adjacent to the rear side of the site and large mature trees in the vicinity of the rear site boundary. There is no boundary to the east side of the site. The west side of the site and the rear is adjacent to the rear gardens of some bungalow dwellings.
- 1.3. The site is located c.1.1km north-east of the town centre and is on the north-east outskirts of the town.

## **2.0 Proposed Development**

- 2.1. The proposed development, in summary, consists of the following:
  - Construction of a two storey pitched roof dwelling house and domestic garage in rear garden, total floor area 251.2sqm.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

Galway County Council decided to grant permission subject to 14 no. conditions.

Notable conditions include:

- Condition no. 8: The domestic garage shall not be used for habitable or commercial purposes or any other purpose other than incidental to the enjoyment of the dwelling house.
- Condition no. 9 specifies external materials in relation to windows, doors, external walls, slates and soffit/fascia and rainwater goods.

- Condition no. 12 requires the new front boundary to be of local unplastered stone which shall not exceed 1m in height.

### **3.2. Planning Authority Reports**

#### **3.2.1. Planning Reports**

The Planner's Report assessment notes that the proposed eastern ring road is situated to the east of the site. It notes the site location on lands zoned for infill residential. It considered the principle of development to be acceptable for the serviced site.

It noted that the road interface would facilitate the future active travel scheme in the area and that it would not adversely affect the future link road to the east. It noted the separation distances from the lateral boundaries to be acceptable and that the FFL is compatible with the established development in the immediate site environs. It noted no potential to impinge on the amenity of adjoining property given the obscure glazing proposed for the windows at upper side levels.

It noted that the garage is domestic in scale and sited appropriately and that the site boundary treatments were considered satisfactory. It recommended that permission be granted subject to 14 no. conditions.

#### **3.2.2. Other Technical Reports**

- Tuam Area Office: No response received.

### **3.3. Prescribed Bodies**

None.

### **3.4. Third Party Observations**

Two no. third party observations were received which can be summarised as follows:

- The drawings are not accurate in relation to site levels which appear higher than they actually are and infilling up to one metre will be required.
- The two storey side in close proximity will result in overshadowing of the adjacent rear garden.

- The finished floor level will be higher than the existing houses on the same side of the road and at two storeys will be significantly higher.
- Adequate sewer capacity needs to be available.
- This will result in the overdevelopment of the property and is excessive.
- A footpath and cycleway should be incorporated.
- The incorporation of the hard shoulder area will widen the road, increasing speed and will be dangerous for vehicles entering and exiting the site.
- Inadequate drainage provision as the location presently collects water from adjoining farmland.
- A condition is required to ensure owner occupation to avoid issues such as properties falling into a poor state of repair.
- The site notice was not up for the duration of the application.

## 4.0 Planning History

### Subject Site

**2560156:** Permission refused by the P.A. for two houses.

Reason for refusal related to the scale and size of the two dwellings on a restricted site and close proximity to boundaries, would constitute a substandard quality of residential design and layout and overdevelopment of a restricted site that would be seriously injurious to the residential amenities of any prospective occupant and neighbouring dwellings. It would be haphazard and result in an undesirable precedent.

### Adjacent Site

**2560991:** Permission granted by the P.A. for two houses and two garages at adjacent site to the east.

## 5.0 Policy Context

### 5.1. Galway County Development Plan 2022-2028 (the CDP)

#### Chapter 15 – Development Management Standards

DM Standard 1: Qualitative Assessment-Design Quality, Guidelines and Statements  
*The main requirement for a qualitative assessment regarding development in towns and villages shall have regard to the following:*

##### Placemaking

*The placemaking process will be delivered through the universal application of best practice urban design principles to all new developments....Residential development proposals must have regard to the 12 urban design criteria. Note that these criteria should also be considered for other development types such as employment, commercial or mixed use developments as appropriate.*

##### Additional Standards for Residential Development

*Side Boundaries In general, it is desirable that all new houses shall have a minimum clear distance of 2 meters to the side boundaries of the site and shall not have first floor side window living room oriented in such a manner so as to cause overlooking and loss of privacy to other residential properties. Both the front and rear boundaries of each site in addition to the overall site must be suitably delineated....*

##### Private Open Space

*Private Open Space shall be designed for maximum privacy and oriented for maximum sunshine and shelter. In general, a minimum back to back distance between dwellings of 22 metres shall apply in order to protect privacy, sunlight and avoid undue overlooking. Reductions will be considered in the case of single storey developments and/or innovative schemes where it can be demonstrated that adequate levels of privacy, natural lighting and sunlight can be achieved.*

##### Overshadowing

*The Council will require daylight and shadow projection diagrams to be submitted in all proposals where buildings of a significant height are involved or where new buildings are located very close to adjoining buildings. This will provide an element of*

*control in situations where overlooking occurs. In general, there should be a distance of 22 metres between opposing first floor windows. This separation distance will be increased for developments over two storeys in height.*

#### DM Standard 6: Domestic Garages (Urban and Rural)

- The design, form and materials should be ancillary to, and consistent with the main dwelling on site;*
- Structures may be detached or connected to the dwelling but should be visually subservient in terms of size, scale and bulk;*
- Storage facilities should be used solely for purposes incidental to the enjoyment of the dwelling and not for any commercial, manufacturing, industrial use or habitable space in the absence of prior planning consent for such use.*

#### DM Standard 28: Sight Distances Required for Access onto National, Regional, Local and Private Roads

*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)....*

#### Exit Visibility Check

*Visibility splays shall be measured a minimum distance of 2.4m from the edge of the carriageway ('x' distance) or as determined by Galway County Council. In limited instances this may be reduced to 2.4m and to 2.0m in difficult circumstances on urban roads.*

#### Entry Visibility Check

*A vehicle turning into the proposed development shall be visible to an approaching vehicle for a distance of Y in order to avoid a rear end collision. A vehicle turning right into the proposed development shall have a forward visibility to the centre of the*

*opposite lane for a distance of Y to ensure they can safely cross the path of an on-coming vehicle.*

Table 15.3 sets out sight distances required for access on to local roads where a 70m distance is required for a design speed of 50kph.

Table 15.5 provides car parking standards which for 4+bedroom units are 2 spaces per unit or 1.5 spaces for three bed dwellings.

## **5.2. Tuam Local Area Plan 2023-2029 (the LAP)**

The site is zoned for Residential Infill development. Per Table 1.6 the policy objective for this zoning is *“to protect and improve the residential amenities of existing residential areas”*. The description of this states *“To provide for house improvements, alterations, extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenities”*. Under this zoning, residential (non apartment) is permitted in principle.

Section 2.2 Residential Development

Section 2.3 Residential Infill Development

*The focus of residential development is on a co-ordinated and sequential development approach. The plan supports the development of residential infill sites both in the town centre and in the existing residential areas around Tuam. It is a policy objective to promote sustainable intensification through developing underutilised sites in prime locations.*

Policy Objective TKT 6 Residential Infill Development

*Within the settlement boundary, small scale limited infill housing development will be considered on appropriate sites. These infill sites shall have regard to the existing character of the street, respecting the existing building line, scale, proportions, layout, heights and materials of surrounding developments. A proposed site must have a safe means of access and egress and comply with development management standards for new dwellings.*

### 5.3. Natural Heritage Designations

5.3.1. In relation to designated sites, the subject site is located:

- c.2.8km south-west of Knockavanny Turlough Proposed Natural Heritage Area (PNHA) (site code 000289).
- c.2.9km south-east of Lough Corrib Special Area of Conservation (SAC) (site code 000297).
- c.6km north-east of Belclare Turlough PNHA (site code 000234).
- c.7.1km south-west of Drumbulcaun Bog PNHA (site code 000263).
- c.7.5km west of Levally Lough Special Area of Conservation (SAC) (site code 000295).
- c.9km north-east of Knockmaa Hill PNHA (site code 001288).
- c.9.3km north-east of Turlough O' Gall PNHA (site code 000331).

## 6.0 The Appeal

### 6.1. Grounds of Appeal

6.1.1. The grounds of the third party appeal by Patrick Joseph Connolly can be summarised as follows

- Why has permission been granted for a larger scale house than the house refused in March 2025 where a different planning assessment was given?
- The house will block out morning sunlight from the east causing overshadowing.
- Will the bottom portion of the boundary wall be designed as a retaining wall for the raised ground level of the site?
- The proximity of the soak pit in the lower dip of the site will cause flooding.
- Mature screen hedging is required on both sides of the boundary wall.
- The house will be 8 metres high in close proximity to the bungalow to the west.
- There will be a loss of garden privacy to the west and it will devalue this property.

- The house will be out of proportion for such a restricted site and the west elevation is unattractive.
- The proposed house will be out of character with the 6 bungalows and other houses on the road.
- The house is designed for a housing estate and not for a rural area and this will form a precedent if granted.
- The stair window will overlook the adjacent garden.
- Questions details in relation to the garage, were they submitted?

## 6.2. Applicant Response

6.2.1. The response on behalf of the applicant can be summarised as follows:

- The feedback from the pre-planning meeting to reduce the overall height to 8m and to ensure a separation distance of 2m from the side boundaries was implemented including 3m western side separation distance.
- The site is zoned for residential within the town boundary and is serviced for water, sewerage and public lighting.
- The site is within a 50kph speed zone and has required DMURS sightlines.
- The site is not located within a flood risk area.
- The FFL at 79.1m is compatible with the established pattern of development and is only 0.6m above the existing ground level.
- The garage floor area at 60sqm is compatible with policy.
- The boundary treatments comply with the requirements of the P.A..
- Two soakpits will dispose of the surface water.
- The separation distance from the appellant's dwelling to the west side will be 14m and 3m from the site boundary. The floor to ridge height at the western end will be 6.66m with the only first floor window having obscure glazing.
- The proposed development will not negatively impact on the residential amenity of the appellant's property.

## 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 as follows:

- Principle of Development
- Design and Layout
- Residential Amenity
- Drainage
- Other Issues

### 7.2. Principle of Development

7.2.1. Under the Tuam LAP, the site is zoned for Residential Infill development with the objective “*to protect and improve the residential amenities of existing residential areas*”. Under this zoning, residential (non-apartment) is listed as permitted in principle. Therefore, noting the proposed development of a dwelling house and garage on land zoned for such type of development with the urban boundary of the town, I am satisfied that the principle of the residential development of the site for the proposed development is in accordance with planning policy. In this context, I do not consider this to be a rural site but rather an urban site on the town edge.

### 7.3. Design and Layout

7.3.1. I note the concerns of the appellant in relation to the design and layout which he considers to be excessive for the site and the surroundings. I note the dwelling design is for a two storey pitched roof dwelling with main ridge height of 8m and eaves height of c.5.2m. The western element would have a ridge height of 6.81m and eaves height of c.5.2m. I note the FFL would be 79.1m which would be the same as that of the adjacent dwelling to the west and somewhat below that of the permitted two dwellings to the east. Noting this together with the width and depth of the house, I do not consider the scale excessive for the site and surroundings in the evolving urban context.

- 7.3.2. Noting the bungalows in the vicinity including opposite the site and the permitted development to the east, I do not consider that the proposed dwelling would be out of character for the edge of the urban area of the town. I note this in the context of the 3m separation distance from the western site boundary with the adjacent bungalow dwelling and the 4.8m depth of the western element.
- 7.3.3. In urban design and placemaking terms, I consider that the design would contribute to appropriate street enclosure, a consistent street line, passive surveillance and that it would enable the provision of a future cycle laneway and footpath on the northern side of the road in future. In this context, I consider that it would be consistent with DM Standard 1 of the CDP in relation to placemaking. I note no concerns in relation to standards for habitable space for the four-bedroom dwelling of 191.2sqm and in relation to private open space and required separation distances which would be achieved and exceeded. Noting this, I do not consider the dwelling would be out of proportion relative to the site size noting the substantial rear garden dimensions and the good setback from the front and adherence to side separation distances and the appropriate scale of the dwelling.
- 7.3.4. I note there would be a garage in the rear garden at FFL of 79.0m. The eaves height would be c.2.57m with a ridge height of 5.06m. The floor area would be 60sqm. While it would be located in the rear garden, I note that a substantial area of useable private open space would remain. Noting the permitted two dwellings to the east with similar garage designs and rear garden locations, I note that per DM Standard 6 of the CDP, I consider the garage design, form and materials would be ancillary to, and consistent with the main dwelling on site and, should permission be granted, I recommend a condition to ensure its use is for domestic purposes only.
- 7.3.5. In terms of boundary treatments, I note 1.8m high boundary walls are proposed for the rear garden and along the full western boundary with 1.2m high walls proposed around the front and front/side boundary. I consider these heights to be appropriate for each context and to ensure adequate privacy for the rear garden and for adjacent properties. However, I note the existing trees along the north and north-west boundaries and in these locations I consider that the proposed boundary treatments would conflict with the existing trees being in the same location. Should permission be granted I recommend that the proposed new boundary walls at these boundaries be omitted by condition.

7.3.6. In relation to planting, I consider the proposed screen planting along the western boundary with the adjacent bungalow to be appropriate, and I note this would not preclude any planting on the other side of the boundary. I also welcome the retention of the mature trees along the rear and rear western side boundary. I note the boundaries, similar to the external finishes of the dwelling and garage, are specified such that no separate condition is required should permission be granted. A standard condition can be applied in relation to wires that traverse the site should permission be granted.

#### 7.4. **Residential Amenity**

7.4.1. I note the concerns of the appellant in relation to impacts on the adjacent bungalow dwelling to the west. I note the separation distance of 3m from the western side boundary and 14m from the adjacent bungalow to the west would be more than adequate to ensure no undue overlooking or loss of privacy provided that the western elevation first floor level windows are conditioned to be in opaque glass.

7.4.2. In terms of overshadowing of the adjacent amenity space to the west, noting the separation distance, height and limited 4m depth of the western element of the dwelling, I am satisfied that it would not result in excessive overshadowing of the adjacent properties to the west and south-west while noting the potential for early morning shadowing. Noting the appropriate scale of development, I also do not consider that there would be an excessive overbearing impacts from the side elevations on adjacent properties in the vicinity.

7.4.3. I note that the building line would broadly align with the permitted two dwellings proposed to the east and noting the substantial rear separation distance, I am satisfied that there would be no undue negative impacts on residential amenities in the vicinity. In this context, I am satisfied that there would be no significant devaluation of property in the vicinity.

#### 7.5. **Drainage**

7.5.1. The appellant has raised concerns in relation to the site levels, the provision of the soakpits on the site and in relation to the stated need for a retaining wall along the western boundary with his adjacent dwelling. Given the site size and the similar levels to the adjacent dwelling and its position outside of a flood zone, I consider that surface water drainage can be catered for on the site and should permission be

granted, a standard condition should be applied to ensure adherence to the P.A.'s standards in relation to drainage matters.

## **7.6. Other Issues**

- 7.6.1. I note the Proposed Site Layout drawing demonstrates that 45m sightlines from a 2.4m setback are achievable in both directions from the entrance within the 50kph zone. I note this accords with the DMURS standards (Table 4.2 and Figure 4.63) advised for urban areas. Therefore, I consider this complies with DM Standard 28 of the CDP and I note no traffic safety concerns from the proposed development. I note that the front boundary would be setback to provide for roadside infrastructure such as footpath and cycleway and I recommend a condition to ensure this can be provided. I also note that the front driveway can cater for two car parking spaces as required.
- 7.6.2. I note the Uisce Éireann letter on file which states that water and wastewater connections are feasible without infrastructure upgrade. Should permission be granted, I recommend a standard condition be applied in relation to same.
- 7.6.3. I note the appellant has questioned how the assessment of the previous refused development for two houses on the site can then result in a grant of permission in this instance. While I note it is not the Commission's role to review the decision issued under reg. ref. 2560156, there are significant differences between the previous refusal and the subject application, not least that two dwellings were proposed on a site area of 0.15ha where the subject application is for a single dwelling on a site area of 0.098ha. For example, the previous application is notable for its greater density and for the dwellings being located closer to the side site boundaries. On this basis, I do not consider that the site history precludes a grant of permission in this case based on the above qualitative planning assessment.

## **8.0 EIA Screening**

- 8.1. 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.

## 9.0 **Appropriate Assessment Screening**

9.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located c.2.9km south-east of Lough Corrib SAC, the nearest European site.

9.2. The proposed development comprises construction of a house and garage. No nature conservation concerns were raised in the planning appeal.

9.3. 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.

9.4. The reason for this conclusion is as follows:

- The relatively small-scale nature of the development and the connection to the public water and sewer network.
- The distance from the nearest European site and lack of ecological connections thereto.
- Taking into account the screening determination by the P.A..

9.5. 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.

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

## 10.0 **Water Framework Directive**

10.1. The subject site is located c.305m south-east of the Nanny (Tuam)\_030 (IE\_WE\_30N010300) river waterbody (status “poor”), and is above the Clare-Corrib (IE\_WE\_G\_0020) waterbody (status “good”). The proposed development comprises one dwelling and a garage.

10.2. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks to protect and, where necessary, restore surface and ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

10.3. The reason for this conclusion is as follows:

- The relatively small-scale nature of the development and the connection to the public sewer for wastewater treatment.
- The distance from the nearest surface water bodies.

I conclude on the basis of objective information, that the proposed development would 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 jeopardize any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

## 11.0 Recommendation

11.1. I recommend that permission be granted subject to conditions.

## 12.0 Reasons and Considerations

Having regard to the policies and provisions of the Galway County Development Plan 2022 – 2028, the location on the edge of an urban area on land zoned for residential purposes, to the nature and scale of the development and its relationship with surrounding residential property, it is considered that subject to compliance with the conditions set out below, the proposed development would be acceptable and would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of design, visual, shadowing, traffic

safety and impact on privacy. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### 13.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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. All first floor level side facing (west and east) windows, including stairwells, shall be in opaque glass which shall be permanently fixed in place.

Reason: In the interests of adjacent residential amenity.

3. The garage structure shall only be used for domestic purposes associated with the dwelling and shall not be used for human habitation, commercial, industrial or agricultural purposes.

Reason: In the interests of residential amenity.

4. The proposed boundary walls along the north and north-west boundaries at the location of the existing trees shall be omitted.

Reason: In the interest of tree preservation.

5. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be relocated underground as part of the site development works.

Reason: In the interests of visual and residential amenity.

6. Prior to commencement of development, land required by the planning authority for road improvement, including for footpaths and cycle lanes, to the south of the proposed front boundary wall of the site shall be reserved free from development and shall be marked out on site in consultation with the planning authority.

Reason: In the interest of traffic safety and to prevent the development of this area prior to its use for future road improvements.

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

Reason: In the interest of public health.

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

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

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

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

10. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or

on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

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Ciarán Daly  
Planning Inspector  
21<sup>st</sup> January 2026

## Appendix 1 - Form 1

### EIA Pre-Screening

<b>Case Reference</b>	PL-500037-GY
<b>Proposed Development Summary</b>	Construction of a dwelling and garage with all associated site works.
<b>Development Address</b>	Townparks (5th division), Ballymote Road Tuam, Co. Galway.
	<b>In all cases check box /or leave blank</b>
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b>  (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.
<b>2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>	
<input type="checkbox"/> Yes, it is a Class specified in Part 1.  <b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b>	
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
<b>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?</b>	
<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><b>No Screening required.</b></p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p><b>EIA is Mandatory. No Screening Required</b></p>	
<p><input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p><b>Preliminary examination required. (Form 2)</b></p> <p><b>OR</b></p> <p><b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b></p>	<p>Part 2, Class 10(b)(i). Threshold: Construction of more than 500 dwelling units.</p>

<p><b>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)?</b></p>	
<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: \_\_\_\_\_

## Appendix 2

### Form 2 - EIA Preliminary Examination

<b>Case Reference</b>	PL-500037-GY
<b>Proposed Development Summary</b>	Construction of a dwelling and garage with all associated site works.
<b>Development Address</b>	Townparks (5th division), Ballymote Road Tuam, Co. Galway.
<b>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</b>	
<p><b>Characteristics of proposed development</b></p> <p>(In particular, the size, design, cumulation with existing/proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<p><b>Briefly comment on the key characteristics of the development, having regard to the criteria listed.</b></p> <p>One new dwelling of total 191.2sqm on a site area of 0.098ha at the urban edge of the town adjacent to a residential area.</p>
<p><b>Location of development</b></p> <p>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<p><b>Briefly comment on the location of the development, having regard to the criteria listed</b></p> <p>The built-up urban area of the town consists of residences to the west north and south-west in close proximity and agricultural fields to the east and north-east.</p> <p>No sensitive features are identified in the vicinity of the site.</p>
<p><b>Types and characteristics of potential impacts</b></p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p><b>Having regard to the characteristics of the development and the sensitivity of its location, consider the potential for SIGNIFICANT effects, not just effects.</b></p> <p>Modest scale and domestic nature of the development would give rise to no significant environment effects on the site or in the vicinity.</p>

<b>Conclusion</b>			
<b>Likelihood of Significant Effects</b>		<b>Conclusion in respect of EIA</b>	
There is no real likelihood of significant effects on the environment.		EIA is not required.	

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

DP/ADP: \_\_\_\_\_ Date: \_\_\_\_\_

(only where Schedule 7A information or EIAR required)