



An
Coimisiún
Pleanála

Inspector's Report PL-500262-DL

Development	Erection of 12 No. Dwelling Houses with access to existing public services including all other associated site development works.
Location	Amalfi Court, Lisnennan, Letterkenny
Planning Authority	Donegal County Council
Planning Authority Reg. Ref.	2560137
Applicant(s)	PRND Limited
Type of Application	Permission
Planning Authority Decision	Grant permission
Type of Appeal	Third Party
Appellant(s)	James Doherty
Observer(s)	None on file
Date of Site Inspection	22/1/26
Inspector	Ronan Murphy

1.0 Site Location and Description

- 1.1. The appeal site which has a stated area of 0.408ha and is located c. 2.3km to the north-east of Letterkenny Town Centre. The surrounding area residential in character with the existing Amalfi Court development to the north and east and an existing residential development known as Cashel Park to the south.
- 1.2. The appeal site is currently an undeveloped part of the overall Amalfi Court development, and the topography of the site is noteworthy with the site falling from c.82m to the north of the site to c. 78m to the south-west of the site.
- 1.3. The appeal site would be accessed via the existing estate road to the north of the site, and the site is bounded by existing dwellings within Amalfi Court to the north and east, existing residential development with Cashel Park to the south and open fields to the west.

2.0 Proposed Development

- 2.1. The proposed development comprises of the 12 no. dwelling houses with access to existing public services including all other associated site development works.
- 2.2. The dwellings which are proposed comprise of the following:
 - **House Type A:** Two separate house types. 4 No. two storey 4 bed-7 person detached dwellings with a floor area of c.134m² and 1 No. two storey 3 bed-5 person dwelling with a floor area of c. 112.8m².
 - **House Type B:** Two separate house types: 4 No. two storey 4 bed-7 person detached dwellings with a floor area of c. 124.6m² and 1 No. two storey 3 bed-5 person detached dwellings with a floor area of c. 112.8m² and one No.
 - **House Type C:** 2 No. two storey 4 bed-7-person semi-detached dwellings with a floor area of c. 124.6m²
- 2.5 The proposed dwellings would have heights of c. 8.5m and would be finished with a mixture of render and stone elements to the front elevations.

3.0 The following key parameters are noted:

Site area	0.408ha
Residential Units	12
Total floor space	1,222.40m ²
Building Height	c. 8.5m
Density	29.41
Public open space	Nil
Access	Vehicular and pedestrian via an existing access road
Car and cycle parking	24 car parking spaces

Table 1 Development Parameters

4.0 Planning Authority Decision

4.1. Decision

By order dated 17/10/25 the planning authority decided to grant planning permission subject to 24 conditions. The conditions are of a standard nature.

4.2. Planning Authority Reports

4.2.1. Planning Reports

4.2.1.1 There are three planning reports on file. The initial planning report dated 18/3/25 notes that the principle of the proposed development is acceptable to the planning authority but notes that a number of issues have arisen which need to be addressed. The area planner sought further information for a number of matter including (inter alia) cross sections of the appeal site on north-south and east-west axes, details of all retaining structures, boundary treatments, landscape plan, traffic calming details, details of

footpaths, pedestrian crossings, auto track analysis, public lighting, storm water collection, attenuation measures and consent to the use of the wayleave.

Further information response

4.2.1.2 A formal response to the Further Information request was received on 20/6/25. The response was accompanied by the following:

- Cover letter prepared by Michael Friel Architects and Surveyors Limited.
- Letter from WD Buchanan & Co Limited
- WD Buchanan & Co Limited Stormwater Attenuation Design Report
- Drawing No.2: FI Site Layout Plan
- Drawing No. 3: Detached 4 Bed House Type A and B
- Drawing No.5: Semi Detached 4 Bed House Type C
- Drawing No: D250507/P1/01: Storm Drainage Layout
- Drawing No. 02C: Site Section
- Electric Skyline Ltd: Outdoor Lighting Report and Lux drawing

Other Technical Reports-Initial assessment

- **Taking in Charge Section:** Report dated 18/2/25 recommending that Further Information is requested in relation to a number of issues.
- **Fire Service Section:** Report dated 3/3/25 outlining no objection, subject to conditions.
- **Building Control Section:** 4/3/25 outlining no objection, subject to conditions.

Second planning report

4.2.3 A Second planning officers report 3/7/25 recommends that Clarification of Further Information is requested relating to the location of the storm brake location, structural survey of the attenuation tank, wayleave consent to access the attenuation tank, details of the lighting scheme to be consistent with Amalfi Court, management plan to

improve the existing footpaths and road surfacing, conformation that the proposed development will remain a gated community.

4.3.2.1 Other Technical Reports-Post Further Information

Roads Design: Report dated 9/7/25 requesting that the applicant confirm crossing type proposed within the development.

4.3.2.2 A formal response to the Clarification of Further Information request was received on 26/9/25. I make the Coimisiún aware that an extension of time for the applicant to respond to the Clarification of Further Information request was granted by the planning authority. The applicant's response included the following:

- Cover letter from Michael Friel and Associates dated 26/9/25.
- Letter from W.D. Buchanan & Co Ltd dated 26/8/25 relating to drainage.
- Outdoor Lighting report dated 25/8/25 prepared by Electric Skyline Ltd
- Drawing titles 'Amalfi Court Road Updates'
- A set of photographs.
- Drawing No D250507/P1/02: 'Existing Attenuation Tank'

Third planning report

4.2.4 A third planning report 15/10/25 considers the clarification of further information response received on 26/9/25 and states that the proposed development is acceptable, subject to conditions.

Other Technical Reports-Post Clarification of Further Information

Roads: Report dated 8/10/25 outlining no objection, subject to conditions

Roads Design: Report dated 13/10/25 outlining no objection, subject to conditions.

5.0 Planning History

- 5.1 There is a substantial planning history relating to the appeal site, most recent and relevant in proximity to the appeal site are set out below:

Appeal Site

Reg. Ref. 22/50645: Application for the removal of existing subfloor base and the erection of 3 No. dwelling houses with connection to the public sewer and all other associated site development works. Permission granted, subject to conditions.

Reg. Ref. 21/51194: Application for retention and completion of 6 no. semi-detached dwellings (3 No. Blocks) with connection to public sewer and all associated ancillary site development works.

Reg. Ref. 15/50505: Extension of duration permission relating to previously approved development under Reg. Ref. 06/40251.

Reg. Ref. 10/40102: Application for retention and completion of 2 No. two-storey semi-detached dwellings (Site No's 29 and 30) previously granted planning permission under Reg Refs 03/6761 and 06/40251) including connection to existing foul and storm sewers and permission for all associated site works.

Reg. Ref. 10/40115: Application for (1) the construction of 3 blocks of two-storey terraced dwellings containing 4 No. dwellings per block on top of existing sub-floor works of 3 No. apartment blocks which would have contained 4 no. apartments (12 no. dwellings replacing 12 no. apartments) previously approved under Reg. Ref. 06/40251. (2) The construction of 11 No. two storey dwellings within residential which were previously approved under Reg. Ref. 03.6761 and 06/40251 (3) Completion of 8 No. two storey semi-detached dwellings currently constructed to sub floor level on site Nos. 17 to 22 inclusive and 27 and 28 (4) Completion of 2 No. 2 Two storey apartment blocks containing 4 No. Apartments each (Total 8 No. Apartments) on sub floor rising blockwork on site No's 43 to 46 Inclusive also completion of all associated site works & connection to existing foul & storm sewers all within residential development previously approved under Planning Ref Nos. 03/6761 and 06/40251.

Reg. Ref. 06/40251: Application for retention and completion of re-location of dwelling houses 11-22 and 27-36 inclusive (22 No. in total) and permission for elevational

changes to same. (2) Retention and completion of service road to include widening and repositioning (3) permission for alterations to previously approved site layout granted permission under Reg. Ref. 03/6761 to include removal of 12 No. dwelling houses and replacement with 6 No. apartment blocks containing 24 No. Apartments in total and additional car parking (4) permission for general site amendments to include relocation and elevational changes of dwelling houses 37-42 inclusive (6 No. in total) (5) Permission for construction of extension of service road to service future development and all associated site works.

Reg. Ref. 03/6761: Application for the construction of 42 No. two storey houses, 6 No. Apartment Blocks of 24 No. self-contained apartments and all associated site works.

- 5.2 I make the Coimisiún aware that the appeal site was included within the overall development area of applications No's Reg. Ref. 03/6761, Reg. Ref. 06/40251, and Reg. Ref. 10/40115.

6.0 Policy Context

6.1. Development Plan

- 6.1.1 The *Donegal County Development Plan 2024-2030* is the operative plan for the area. The Letterkenny Plan 2023-2029 is also applicable. The appeal site is located within the 'established development' Zoning. The objective of this land zoning is, "*To conserve and enhance the quality and character of the area, to protect residential amenity and allow for development appropriate to the sustainable growth of the settlement, including new residential development, subject to all relevant material planning considerations, all the policies of this Plan, relevant national/regional policy/guidance including environmental designations and subject to the proper planning and sustainable development of the area.*"

- 6.1.2 The following policies and objectives of the Donegal County Development Plan 2024-2030 are pertinent:

UB-P-1: It is a policy of the Council that the provision of multiple housing developments (defined as 2 or more units and excluding holiday homes) will generally be acceptable in principle within those towns/settlements identified in the Core Strategy/Settlement Structure, subject in all cases to the principles of quality placemaking, compact growth

and the sequential development of settlements from the centre out, the availability of supporting infrastructure and facilities (including school provision), sustainable wastewater treatment solutions and relevant zoning objectives. The scale of any such development shall be in line with the provisions of the Core Strategy, shall have regard to the circumstances of the specific settlement, and shall be in accordance with all relevant objectives and policies of this Plan.

UB-P-3 It is a policy of the Council to require that 20% of a. land zoned for residential use, or for a mixture of residential and other uses; is reserved for the provision of social and affordable housing.

UB-P-5: It is the policy of the Council to guide urban residential development in a sequential manner, outwards from the core area.

UB-P-7 It is a policy of the Council to require that proposals for new residential developments (2 or more units) in settlements demonstrate that the design process, layout, specification, and finish of the proposed development generally comply with all relevant Governmental Planning Guidelines/Standards.

UB-P-9 It is the policy of the Council both to protect the residential amenity of existing residential units and to promote design concepts for new housing that ensures the establishment of reasonable levels of urban residential amenity.

UB-P-10 It is a policy of the Council to require layouts of residential development to be designed and constructed having regard to best practice in terms of Universal Design.

UB-P-11 It is a policy of the Council to require that all new multiple housing developments comprising 7 or more units contain a minimum of 30% residential units that are built to universal design standards.

UB-P-12 Multiple residential developments shall, b. In other cases, such as large infill sites or brown field sites include a minimum of 10% of the overall site area reserved as public amenity area.

Letterkenny Plan 2023-2029

LK-H-P-1: In determining the appropriate density and form of development on lands zoned as Established Development, the planning authority will have due regard to the

site location and context, particularly in light of the compact growth objectives of national planning policy.

LK-H-P-6: It is a policy of the Council to require layouts of residential development to be designed and constructed having regard to best practice in terms of Universal Design.

LK-H-P-7: It is a policy of the Council to require that all new multiple housing developments comprising 7 or more units in Letterkenny contain a minimum of 30% residential units that are built to universal design standards.

LK-H-P-8: It is a policy of the Council to require proposals for residential development to prioritise and facilitate walking, cycling, and public transport.

6.2 Section 28 Ministerial Guidelines

National Planning Framework - Project Ireland 2040-updated in April 2025 sets out the focus on pursuing a compact growth policy at national, regional, and local level. From an urban perspective the aim is to deliver a greater proportion of residential development within existing built-up areas; to facilitate infill development and enable greater densities to be achieved, whilst achieving high quality and design standards.

Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (January 2024). These Guidelines set national planning policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements.

Quality Housing for Sustainable Communities (2007) These guidelines identify principles and criteria that are important in the design of housing and to highlight specific design features, requirements and standards that have been found, from experience, to be particularly relevant.

6.2.1 Other Relevant Guidance

- Design Manual for Urban Roads and Streets, 2013.

6.3 Water Framework Directive

- 6.3.1 The purpose of the EU Water Framework Directive is an initiative aimed at improving water quality throughout the European Union. The Directive was adopted in 2000 and requires governments to take a new approach to managing all their waters; rivers, canals, lakes, reservoirs, groundwater, protected areas (including wetlands and other water dependent ecosystems), estuaries (transitional) and coastal waters.
- 6.3.2 An Coimisiún Pleanála and other statutory authorities cannot grant development consent where a proposed development would give rise to a deterioration in water quality.
- 6.3.3 The appeal site is located c. 37M m to the east of the Swilly (Donegal)_010 River Waterbody IE_NW_39S020300. The classification of this river is currently under review. This is illustrated on the EPA mapping (<https://gis.epa.ie/EPAMaps/agriculture>).
- 6.3.4 I have assessed the application for the construction of a residential development for which permission is sought 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.

6.4 Natural Heritage Designations

- 6.4.1 The subject site is not located within or adjacent to a European Site. The nearest designated site is the Lough Swilly SAC (Site Code: 002287) which is located c. 1.8km to the south-east of the site. In addition to the Lough Swilly SPA (Site Code: 004075) is also located c.1.8km to the south-east of the site. The Lough Swilly Including Big Isle, Blanket Nook & Inch Lake pNHA (Site Code: 000166) is also located c. 1.8km to the south-east of the site.
- 6.4.3 In addition to this, the Leannan River SAC (Site Code: 002176) is located c. 6.6km to the north-west of the appeal site and the Derryveagh and Glendowan Mountains SPA

(Site Code: 004039) and the Cloghernagore Bog and Glenveagh National Park SAC (Site Code: 002047) are located 12km to the northwest of the site.

6.4.4 Finally the appeal site is located c.350km to the northwest of the River Swilly Valley Woods (Site Code: 002011) pNHA.

6.4.4 A screening exercise for Appropriate Assessment will be undertaken in Section 8 below.

6.5 EIA Screening

6.5.1 See completed Form 2 attached by way of appendix to this report. Having regard to the nature, size, and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations, I have concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

7 The Appeal

7.1 Grounds of Appeal

A third-party appeal has been received from James Doherty. The appeal can be summarised as follows:

Surface water and drainage concerns

- The existing infrastructure within Amalfi Court is inadequate and prone to surface water accumulation and flooding. The proposed development would increase impermeable surface area raising run off volumes.
- The W.D. Buchanan report provides no verifiable calculations demonstrating the receiving outfall stream has sufficient capacity to accommodate additional stormwater flows without contributing to downstream flooding.
- It is unclear if the report accounted for existing discharges from the adjoining Cashell Park development into the same attenuation system.

Road concerns

- The estate roads remain unfinished and lack a final wearing course. Conditions 2(a)(xii) and 9(b) require upgrades, there is no enforceable timeline or mechanism to ensure completion.

Street lighting concerns

- Existing streetlighting is inadequate and in parts non-functional. Condition 11 requires LED upgrades but does not address the absence of current lighting infrastructure within the existing network. This poses safety risks, particularly during winter months.

MICA concerns

- Amalfi Court has documented cases of MICA blocks which have compromised the structural integrity of existing homes. Allowing new construction without geotechnical investigation of reference to IS 465:2018 exacerbates these problems. No remediation plan has been included to safeguard the integrity of adjoining properties or public safety.

Traffic concerns

- The proposed raised tables and speed cushions may hinder emergency access and resident mobility, particularly during adverse weather. No winter maintenance plan or alternative access has been proposed.
- The addition of 11 dwellings will significantly increase vehicular movements. No Traffic Impact Assessment has been provided to assess junction capacity, pedestrian safety, or parking adequacy.
- The design does not appear to comply with DMURS or NTA Traffic Management Guidelines.

Open Space Provision

- Whist access through an existing residential development, given the size and scale of this proposal, it should be accessed by a standalone scheme. The design provides no informal or centralised open space nor any landscaped communal areas. It is located too far from existing open spaces within Amalfi Court to be realistically used by future residents.

Bus

- There is no space for the bus to park and pick up / drop off school kids.

Unfinished estate

- The existing Amalfi Court development remains incomplete and has not been taken in charge by Donegal County Council, raising concerns about long-term maintenance of roads, lighting, drainage system, and safety of pedestrians.
- Conditions 7, 9(b) and 24(a) require completion of infrastructure and provision of bonds, however, enforcement history is unclear and previous phases remain unfinished.
- Granting permission for further development in an unfinished estate conflict with Development Management Guidelines for Planning Authorities which advise completion and certification of earlier phases before new permissions are finished.

Environment and Amenity Impacts

- The removal of mature trees will diminish local biodiversity and visual amenity. No Ecological Impact Assessment or Tree Preservation Plan have been submitted.
- The proposal lacks a Construction Management Plan or mitigation strategy to control noise, dust, and traffic disruption. This poses an unacceptable nuisance risk to existing residents.

Lack of Community Consultation

- No adequate consultation prior to the approval of the development. Meaningful engagement should have occurred under Section 247 of the Planning and Development Act.
- The lack of consultation undermines transparency and disregards the established community's legitimate safety and amenity concerns.

Taking in Charge Concerns

- Several conditions (e.g. 2(b), 3(c), 6 and 13) require submission of revised layouts, these documents have not been made publicly available and there is currently no mechanism for residents to review and comment on their adequacy before implementation.
- No evidence of consent in relation to item 10 was provided or mentioned in the Planners final report. This omission raises questions regarding compliance and procedural validity.

Overdevelopment Concerns

- The proposal represents excessive density for the available land and is inconsistent with the established character, scale, and grain of the surrounding area.
- Concentrating 12 dwellings on a confined site is likely to lead to overcrowding and poor residential amenity. On this basis the scheme fails to integrate with the prevailing pattern of the area and should be refused.
- The proposed scheme offers no house type mix all units are uniform two-storey, four-bedroom dwellings. This fails to meet planning objectives promoting a balanced and diverse residential mix suitable for different household needs.

7.2 Applicant Response

7.2.1 A response has been received from Michael Friel Architects and Surveyors Limited on behalf of the first party. I make the Coimisiún aware that the first party response includes an Appendix (Land details- Appendix A). The response can be summarised as follows:

- W.D Buchanan and Company has carried out a comprehensive assessment in relation to the existing stormwater drainage system on site, calculations have been carried out and a report prepared confirming that the proposed drainage system is satisfactory.
- Donegal County Council carried out an inspection of the existing attenuation tank and confirmed that the same is in good structural condition.

- All plans and details to connect to the existing drainage system have been referred to the Housing Section of Council (responsible for the adjacent Cashel Park Development) who carried out an inspection of the drainage proposal on 15/10/25 and had no objections in relation to the proposed development.
- The developer has agreed with the Council to place a wearing course on the entire existing road network within Amalfi Court with a new kerb line providing for a 6m wide carriageway and associated traffic measures.
- The developer has agreed and will further liaise with Road Design and the Area Roads Engineer to upgrade / realignment / regulated works as set out in Condition No.2a and 2b.
- The developer has agreed with the Taking in Charge Team and the EE Area Roads to replace the existing bulbs within the streetlights along the spine road with new LED lights and erect an additional streetlight along the road to achieve compliance.
- All construction work carried out will be in accordance with the current Building Regulations, including TGD Part D- Materials and Workmanship.
- Prior to the commencement of development, the Developer will consult with the Taken in Charge Section to address the incomplete items in the overall estate with a view to easing the taking over of the Housing Estate as is the current policy of Donegal County Council.
- Prior to the commencement of development, the developer will provide a security bond to the council as per Condition 24 for the provision and completion of all services.
- Prior to taken in charge the Local Authority will be provided with 'As Constructed Drawings' showing the location of all underground services within the development, CCTV surveys of all storm and wastewater collection networks. In the event of any non-compliance issues Donegal County Council now have a robust Planning Enforcement Section in place.
- The local authority is of the opinion that the development should not be gated and therefore the estate will no longer be gated.

- It is necessary to remove trees to fix damage to footpaths. Smaller trees will be replanted in their place, and the footpaths will be repaired.
- The brownfield site is removed from any sensitive habitat designations with no hydrological links to the nearest Natura 2000 site and as such there is no requirement for any Ecological Impact Assessment.
- During construction, the developer will have in place a Construction Management Plan in conjunction with the Health and Safety Management Plan and any task specific Method Statements for the site as required.
- The planning process was undertaken in a legitimate manner with the public notice published in an approved newspaper and on-site notices erected. The appellant was aware of the application and entitled to make a submission.
- All of the conditions stipulated in the decision to grant planning permission will be complied with.
- Item 10 of the FI request required wayleave consent from the owners of No.46 Cashel Park to the south of the site to connect to the existing storm and foul sewer. The registered owner of No.46 is Donegal County Council; therefore, the drainage network is in the charge of Donegal County Council.
- The planning authority is satisfied with the density, provision of amenity space and circulation between each unit.
- The provision of 4-bedroom two storey houses is acceptable to the planning authority in terms of the planning and development of the area.

7.3 Planning Authority Response

- 7.3.1 Letter dated 10/12/25 stating that the planning authority considers that all matters raised in the appeal have been addressed by the planning officer in their various reports and requests that the Coimisiún upholds the decision of the Planning Authority.

7.4 Observations

- 7.4.1 There are no observations on file.

7.5 Further Responses

7.5.1 There are no further responses on file.

8 Assessment

8.1 I make the Coimisiún aware that this assessment is based on the initial planning application material, the applicant's response to the further information request and the applicant's response to the request for Clarification of Further Information. Having examined the appeal details and all other documentation on file, including submissions and responses, the report of the local authority and inspected the site. I consider that the substantive issues in this appeal to be considered are as follows:

- Principle of Development
- Density/ Layout/ Design
- Surface Water / Drainage
- Traffic
- Flooding
- Other matters
- Appropriate Assessment Screening

8.2 Principle of Development

8.2.1 The current adopted plan is the *County Donegal Development Plan 2024-2030*. The *Letterkenny Plan 2023-2029* is also applicable. The appeal site is zoned Established development.' The objective of this land zoning is, "*To conserve and enhance the quality and character of the area, to protect residential amenity and allow for development appropriate to the sustainable growth of the settlement, including new residential development, subject to all relevant material planning considerations, all the policies of this Plan, relevant national/regional policy/guidance including environmental designations and subject to the proper planning and sustainable development of the area.*" Residential development is Open for Consideration in the Established Development Zone.

8.2.2 The proposed development comprises of dwellings within an existing residential development, and I am satisfied that the proposed uses are in accordance with the sites zoning objective and that the is acceptable in principle, subject to a full assessment.

8.3 Density/ Layout / Design

8.3.1 I make the Coimisiún aware that this assessment is based on the updated plans and particulars submitted at Further Information stage and clarification of further information stage. The plans submitted at Further Information and Clarification of Further Information show 11 No. dwellings within the development. The dwelling to the south-west of the site is omitted to provide a turning area for emergency vehicles and large vehicles. I will assess this application on the basis of the layouts submitted with the response to Further Information and Clarification of Further Information. It is recommended that the number of dwellings permitted as part of this development is clarified by way of condition, if the Coimisiún is of a mind to grant planning permission.

Density

8.3.2 The proposed density of the scheme is now proposed to be 27 units per hectare. The Letterkenny Plan stipulates a default rate of 35 units per hectare outside of Letterkenny Town Centre. It is noted that in determining the appropriate density and form of development on lands zoned as Established Development, the planning authority will have due regard to the site location and context, particularly considering the compact growth objectives of national planning policy. Policy LK-H-P-1 of the Letterkenny Plan supports the principle of multiple residential development (i.e. 2 or more units) on lands where the zoning objective, zoning matrix and/or policy wording pertaining to the subject lands support, or are consistent with, such a use. In determining the appropriate density and form of development on lands zoned as Established Development, the planning authority will have due regard to the site location and context, particularly considering the compact growth objectives of national planning policy.

8.3.3 While the density proposed is lower than the default of 35 units per hectare, I am satisfied that it is acceptable in this instance given its location within an existing residential development on the north-eastern outskirts of Letterkenny.

Layout

- 8.3.4 The proposed development comprises of 11 dwellings set out in a mixture of detached and semi-detached dwellings.
- 8.3.5 I have considered the site layout plans submitted with both the initial application and the response to further information and clarification of further information. In broad terms, I am satisfied that the layout of the proposed development is acceptable. The layout provides a good level of permeability with a pedestrian and road links connecting to the existing residential development within Amalfi Court. In addition to this, I note that all the houses are dual aspect. I am broadly satisfied that the layout of the proposed development is acceptable, and it successfully integrates with the surrounding streetscape which is residential in character.

Design

- 8.3.6 The proposed houses would comprise of two storeys with a maximum height of c. 8.5m and would be finished with a mixture of mixture of render and stone elements to the front elevations. Having considered the plans and elevations submitted with the application, I am satisfied that the design of the proposed dwellings is acceptable.

Unit Mix

- 8.3.7 I note that Policy UB-P-7 of the CDDP requires the provision of a mixture of house types and sizes for all new residential developments. While I note that the proposed development includes only 3 and 4 bed dwellings, I am satisfied, given the location of the proposed development within an existing residential development on the outskirts of Letterkenny that the mix of units is acceptable in this instance.

Floor areas

- 8.3.8 In assessing the plans submitted with the application, I note that all the dwellings exceed the minimum overall floor area requirements as set out in Quality Housing for Sustainable Communities: Design Guidelines 2023. This is considered to be acceptable.

Private Open Space

8.3.9 Private open space to serve each of the dwellings is proposed by way of back gardens with the relevant areas range between c. 127m² and 259m². I am satisfied that the back gardens would comply with the minimum area standards set out in SPPR2 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024.

Landscaping

8.3.9 No public open space is proposed as part of this application, however, there is an area of public open space within the overall development which is easily accessible to the proposed development. I am satisfied that this is acceptable.

Car parking

8.3.11 I refer the Coimisiún to Drawing 02 '*FI Site Layout Plan*' submitted with the applicant's further information response which demonstrates that 22 car parking spaces are proposed as part of the development (2 spaces per dwelling).

8.3.12 I am satisfied that the car parking provision is acceptable. The car parking for the houses complies with Table 3.8 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024.

Residential Amenity of surrounding properties

Overlooking

8.3.13 With regard to overlooking the existing residential development to the east and south would have the greatest potential for overlooking. I note that there is a separation distance of between 13m and 20m between the proposed dwellings and the dwellings within the existing residential development to the east. While I note that 13m falls below the 16m separation distance as set out in SPPR 1 of the Sustainable and Compact Settlements Guidelines for Planning Authorities 2024, I am satisfied that this is a marginal shortfall within an urban context.

8.3.14 With regard to the dwellings to the south, I note there would be no directly opposing windows with the proposed development. I am satisfied that the proposed development would not have any impact on the residential amenity of the existing dwellings to the south and east by way of overlooking.

Overshadowing / Overbearing

8.3.15 Overall, having regard to the having regard to the modest height and setbacks of the proposed development I am satisfied that the proposed development would not have an undue impact on the residential amenity of surrounding properties by way of overshadowing or overbearing development. In coming to this conclusion, I have had regard to layout of the proposed development, the separation distances from established residential to the south and east which generally comply with the SPPR1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024.

8.4 Drainage

8.4.1 The third-party outlines concerns that the existing infrastructure with within Amalfi Court is inadequate and prone to surface water accumulation and flooding and that the proposed development would increase impermeable surface area raising run off volumes. In addition to this, the third-party states that the W.D. Buchanan report provides no verifiable calculations demonstrating the receiving outfall stream has sufficient capacity to accommodate additional stormwater flows without contributing to downstream flooding.

8.4.2 The first party appeal response states that W.D Buchanan and Company has conducted a comprehensive assessment in relation to the existing stormwater drainage system on site, calculations have been carried out and a report prepared confirming that the proposed drainage system is satisfactory. In addition to this, Donegal County Council conducted an inspection of the existing attenuation tank and confirmed that the same is in good structural condition.

8.4.3 The request for further information required that the applicant to provide revised plans and details illustrating the provision of attenuation measures and drainage design to green field run off rates for the proposed development in accordance with TII DN-DNG-03066 and include details of all drainage calculations, attenuation systems & flow controls (with discharge rates to green field runoff.). I also note that the Clarification of Further Information required that the applicant to clarify the location of the storm break, to submit a structural survey of the existing attenuation tank in the adjoining estate including drawings detailing the size, dimensions, materiality,

functionality of the tank and to detail wayleave consent to access the attenuation tank and services located on third party lands.

- 8.4.4 I refer the Coimisiún to the Storm Water Attenuation Design Report prepared by W.D Buchanan and Company submitted with the applicant's response to the further information request. The report states that the existing storm & foul drainage required for the development has previously been installed as part of the existing Amalfi Court development and that a stormwater attenuation tank was also installed as part of the existing development.
- 8.4.5 The report outlines that the existing storage volume is greater than the required for the overall development and that therefore the existing attenuation tank is adequate for the existing site and the proposed development. The report states that the calculations have regard to the TII document DN-DNG-03066 (Design of Earthworks Drainage, Network Drainage, Attenuation and Pollution Control).
- 8.4.6 I have considered the TII document DN-DNG-03066 (Design of Earthworks Drainage, Network Drainage, Attenuation and Pollution Control) and I note that the calculations provided within the by W.D Buchanan and Company are consistent with this document. In this regard I refer the Coimisiún to Section 3.5 of the TII document which demonstrates the equation used to calculate run off. I further note that the Wallingford Procedure's 'Modified Rational' is used to calculate the development run-off rates which is consistent with the TII Document. I am therefore satisfied that the by W.D Buchanan and Company is appropriately consistent with the TII document DN-DNG-03066 (Design of Earthworks Drainage, Network Drainage, Attenuation and Pollution Control as required by the Planning Authority.
- 8.4.7 In addition to the above, the applicants response to the Clarification of further information included a letter from W.D Buchanan and Company which states that the attenuation system which is in place at Amalfi Court was installed over 20 years ago and that surface water at Amalfi Court enters a large underground storage tank via a 400mm dia. drainage pipe. All surface water then runs through the tank before discharging to an existing stream through a 150mm dia. pipe. During heavy rainfall events the tank starts to fill as the 400mm pipe has a capacity in excess of 7 times greater than the 150mm pipe. It is noted that the 150mm dia. pipe is broadly in accordance with the calculated discharge of 31.5 l/s.

- 8.4.8 The response to Clarification of Further Information included a drawing which shows the attenuation tank and photographs which shows that the tank is in good structural condition with no issues noted regarding the blockwork walls nor precast concrete roof slabs.
- 8.4.9 Finally, I note that the applicant has engaged with the Housing Section of Donegal County Council with respect to wayleave consent to access the attenuation tank and services owned by Donegal County Council. This matter could be dealt with by way of condition, should the Coimisiún be of a mind to grant planning permission.
- 8.4.10 While I note the concerns of the third party, I am satisfied that the detail submitted by the applicant by way of responses to further information and clarification of further information demonstrates that the proposed development would be satisfactory in terms of stormwater drainage.

8.5 Traffic Concerns

- 8.5.1 The third-party appeal outlines concerns with respect to the proposed raised tables and speed cushions may hinder emergency access and resident mobility, particularly during adverse weather. Concerns are also outlined that the addition of 11 dwellings will significantly increase vehicular movements and that no Traffic Impact Assessment has been provided to assess junction capacity, pedestrian safety, or parking adequacy and that the design does not appear to comply with DMURS or NTA Traffic Management Guidelines.
- 8.5.2 The first party appeal response states that the developer has agreed and will further consult with Road Design and the Area Roads Engineer to upgrade / realignment / regulated works as set out in Condition No.2a and 2b.
- 8.5.3 I refer the Coimisiún to Drawing No. 02 '*FI-Site Layout*' which demonstrates the proposed road layout which has the same dimensions as the road layout with the existing development in Amalfi Court. I note that a pedestrian crossing is proposed by way of a raised table including tactile paving which would comply with TII Standard construction detail CC-SCD-05145. Drawing No. 02 '*FI-Site Layout*' also shows that the proposed raised table would have advance warning signs. In addition to this the advance warning signs would ensure that vehicles are aware of the upcoming pedestrian infrastructure. I have considered TII Standard construction detail CC-SCD-05145 and I am satisfied that the proposed raised table is acceptable.

- 8.5.4 I note the third-party concerns that the proposed raised table may hinder emergency access and resident mobility, particularly during adverse weather. In this regard, I note Drawing No. 02 '*FI-Site Layout*' demonstrates that the raised table will have surface water gullies its northern side, this will ensure that no water ponds at this location at times of heavy rain. I am therefore satisfied that this element of the proposal would not hinder access for emergency vehicles.
- 8.5.5 In addition to the above, I refer the Coimisiún to Drawing No. 2 *FI – Site Layout (Autotracking)* which demonstrates that both refuse trucks and fire tenders have sufficient space to turn within the proposed development. I am therefore satisfied that the proposed development is acceptable in terms of emergency and large vehicle access.
- 8.5.6 I note that third party concerns with respect to will significantly increase vehicular movements and that no Traffic Impact Assessment has been provided to assess junction capacity, pedestrian safety, or parking adequacy. The application material does not include a Traffic Impact Assessment; I would note that the appeal site is zoned for Established development in which residential development is open for consideration. I am satisfied that that the relatively small number of traffic movements generated by the proposed development would not have an undue impact on traffic movements both within the existing Amalfi Court development or within the wider Letterkenny area and therefore the proposed development is acceptable in this regard.

8.6 Flooding

- 8.6.1 I have consulted the flood mapping system (www.floodinfo.ie) and I note that the subject land is within Flood Zone 'C'.
- 8.6.2 In addition to this, I make the Coimisiún aware that on the day of my site visit I did not note any areas of significant standing water, this was despite of the weather being extremely wet for a number of weeks prior to my site visit.
- 8.6.3 Having considered all the foregoing; I consider the proposed development would not result increase the risk of flood either within the site itself or the surrounding area. The proposal is acceptable from a flood risk perspective.

8.7 Other Matters

8.7.1 The third-party appeal highlights a number of concerns related to the finishing of the overall estate and taking in charge of the estate.

Unfinished estate

8.7.2 The third-party outlines concerns that the existing Amalfi Court development remains incomplete and has not been taken in charge by Donegal County Council, raising concerns about long-term maintenance of roads, lighting, drainage system, and safety of pedestrians. The third party notes that Conditions 7, 9(b) and 24(a) require completion of infrastructure and provision of bonds, however, enforcement history is unclear and previous phases remain unfinished.

8.7.3 In response the first party appeal response states that prior to the commencement of construction the developer will consult with the Taken in Charge Section of the Planning Authority to address incomplete items within the overall estate.

8.7.4 With regard to the overall Amalfi Court development, I refer the Coimisiún to Condition 2 (VIII), IX, X, XI and XII which requires that prior to the commencement of development the applicant consult with the local authority and agree upgrade/realignment/ related works to be carried out. These works include fixing broken footpaths and installing a final wearing course to be installed.

8.7.4 I note that concerns of the third party in this regard, however, I note that Condition 2 VIII to XII require that the unfinished elements of Amalfi Court be completed. I am satisfied that this would ensure that overall development and be taken in charge by Donegal County Council (subject to agreement with the planning authority).

Taking in Charge Concerns

8.7.5 The third-party outlines concerns that several conditions (e.g. 2(b), 3(c), 6 and 13) require submission of revised layouts, these documents have not been made publicly available and there is currently no mechanism for residents to review and comment on their adequacy before implementation. The third-party notes that there is no evidence of consent in relation to item 10 was provided or mentioned in the Planners final report. This omission raises questions regarding compliance and procedural validity.

8.7.6 I note the concerns of the third-party in this regard, however in my opinion, it is standard procedure for the planning authority to request such plans. I make the

Coimisiún aware that that conditions requiring details to be agreed with the planning authority cannot be used to introduce fundamental redesign.

- 8.7.7 Therefore, in my view, the fundamental overall design of the development cannot be altered by way of compliance drawings / reports and therefore third parties are fully informed of the permitted development.

Mica

- 8.7.8 The third-party outlines concerns that the overall development of Amalfi Court has documented cases of defective concrete blocks (Mica) which have compromised the structural integrity of existing homes. The third-party states that allowing new construction without a geotechnical investigation risk exacerbating these problems and that no mediation plan has been included to safeguard the integrity of adjoining properties or public safety.
- 8.7.9 I note the concerns of the third party; however, I am of the opinion that this matter could be dealt with by way of condition requiring that a Geotechnical investigation to ensure the structural integrity of existing homes in Amalfi Court.

9 AA 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 application is for a residential development comprising of 11 units on an infill site within an existing residential development to the northeast of Letterkenny town centre.
- 9.2 The subject site is not located within or adjacent to a European Site. The nearest designated site is the Lough Swilly SAC (Site Code: 002287) which is located c. 1.8km to the south-east of the site. In addition to the Lough Swilly SPA (Site Code: 004075) is also located c.1.8km to the south-east of the site. The Lough Swilly Including Big Isle, Blanket Nook & Inch Lake pNHA (Site Code: 000166) is also located c. 1.8km to the south-east of the site.
- 9.3 There is no hydrological link between the subject site and the European sites.
- 9.4 Having considered the nature, scale, and location of the proposed development, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.

10 Recommendation

10.1 I recommend that planning permission be granted.

11 Reasons and Considerations

11.1 Having regards to the grounds of appeal, the residential zoning objective, the established pattern of development in the area, the policy framework provided by the *Donegal County Development Plan 2024-2030* and the *Letterkenny Plan 2023-2029*, and to the nature and scale of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or property in the vicinity and would be acceptable in terms of traffic safety, surface water design and flooding. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

12 Conditions

1. The proposed development shall be carried out and completed in accordance with the documentation and particulars lodged with the Planning Application on 5/2/25 as revised by Further Information received on 20/6/25 and Clarification of Further Information on 22/9/25 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 conducted and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. This permission relates to 11 houses only.

Reason: In the interest of clarity and the avoidance of doubt and the proper planning and sustainable development of the area.

3. No development shall commence on the site until such time as the following have been agreed and complied with:

- (a) Wayleave consent to access the attenuation tank at 46 Cashel Park is agreed with the local authority.
- (b) A Geotechnical investigation of the site to ensure the structural integrity of existing homes in the area has been agreed to in writing with the planning authority.
- (c) The developer and the planning authority agree upgrade/ realignment/ related works to the overall development be carried out including fixing broken footpaths and installing a final wearing course on roads.
- (d) A storm water drainage plan and storm water management plan are agreed to in writing with the planning authority.
- (e) Requirements of Donegal County Council's Building Control Section, EE Roads Section, Road design Section, Taking in Charge Section, Housing Section and Chief Fire Officer.
- (f) Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Full details shall be agreed with the Planning Authority prior to commencement of development, and all works shall be completed by the applicant, to the satisfaction of the Planning Authority prior to the occupation of any house within the proposed development.

Reason: In the interests of roads and traffic safety, protection of the natural environment, public health and the proper planning and sustainable development of the area.

4. Prior to commencement of development and/ or occupation of the residential units, as applicable, a final Road Safety Audit(s) and/ or Quality Audit(s) of the development, including the main entrance, internal road, and path layouts, shall be submitted to, and agreed in writing with the planning authority.

Reason: In the interest of sustainable transportation, and traffic and pedestrian safety.

5. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of 5 [five] years from the completion of the development [or until the development is taken in charge by the local authority, whichever is the sooner], shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

6. Proposals for a naming / numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all signs, and apartment numbers, shall be provided in accordance with the agreed scheme. The proposed names

shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interest of urban legibility and to ensure the use of locally appropriate place names for new residential areas

7. (a) Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all relevant residential units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.
- (b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each of the residential units for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.
- (c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

8. The developer shall enter into water and wastewater connection agreements with Uisce Eireann, prior to commencement of development.

Reason: In the interest of public health

9. All service cables associated with the proposed development, such as electrical, telecommunications and communal television, shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity

10. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays 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

11. Prior to the commencement of any works associated with the development hereby permitted, the developer shall submit a detailed Construction Environmental Management Plan (CEMP) for the written agreement of the planning authority. The CEMP shall incorporate details for the following:
 - (i) collection and disposal of construction waste,
 - (ii) surface water run-off from the site,
 - (iii) on-site road construction, and

- (iv) environmental management measures during construction including working hours, noise control, dust and vibration control and monitoring of such measures.

A record of daily checks that the construction works are being undertaken in accordance with the CEMP shall be kept at the construction site office for inspection by the planning authority. The agreed CEMP shall be implemented in full in the carrying out of the development.

Reason: In the interest of environmental protection, residential amenities, public health & safety, and environmental protection.

12. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the 'Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects,' published by the Environmental Protection Agency in 2021

Reason: In the interest of sustainable waste management

13. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interest of sustainable transport and safety.

14. 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 Bord Pleanála to determine the proper application of the terms of the Scheme.

15. **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.
16. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the satisfactory completion of the development

17. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than

a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.

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

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.

Ronan Murphy
Planning Inspector

XX February 2026

Form 1 - EIA Pre-Screening

Case Reference	PL-500262-DL
Proposed Development Summary	Erection of 12 No. Dwelling Houses with access to existing public services including all other associated site development works.
Development Address	Amalfi Court, Lisnennan, Letterkenny
	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)	☒ Yes, it is a 'Project.' Proceed to Q2.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
☐ 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?	
☐ No, the development is not of a Class Specified in Part 2, Schedule 5, or a prescribed type of proposed road	

development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☒ 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)	Part 2, Class 10(b)(i) Infrastructure – dwelling units – 500 units. Proposal is for 12 no. dwelling units. Part 2, Class 10(b)(iv) - Urban development – 10 hectares (built-up area). Site is 0.408ha

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 ☐	Screening Determination required (Complete Form 3)
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ **Date:** _____

Form 2 - EIA Preliminary Examination

Case Reference	PL-500262-DL
Proposed Development Summary	Erection of 12 No. Dwelling Houses with access to existing public services including all other associated site development works.
Development Address	Amalfi Court, Lisnennan, Letterkenny
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).	The development is for 12no. housing units and associated site works, comes forward as a standalone project, and it does not involve the use of substantial natural resources, or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.
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).	The development is situated on an infill site and surrounded with in a residential area in Letterkenny. The development site is landlocked but is proposed to be accessed from Amalfi Court. There is no direct hydrological links to any European sites. The development is removed from sensitive natural habitats, dense centres of population and designated sites and landscapes of identified significance in the County Development Plan.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration,	Having regard to the nature of the proposed development, its location removed from sensitive habitats/ features; 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.

cumulative effects, and opportunities for mitigation).	
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.
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	
There is a real likelihood of significant effects on the environment.	

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)