



An
Coimisiún
Pleanála

Inspector's Report

PL-500271-LH-25

Development	The construction of a two storey dwellinghouse and associated siteworks.
Location	112 Sliabh Breagh, Ardee, County Louth
Planning Authority	Louth County Council
Planning Authority Reg. Ref.	2560535
Applicant(s)	Frank Lynch
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party
Appellant(s)	Frank Lynch
Observer(s)	None
Date of Site Inspection	17 th January 2026.
Inspector	Barry Diamond

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1.0 Site Location and Description

- 1.1. The site comprises the rear garden plot of No. 112 Sliabh Breagh, an end terrace dwelling which sits at the junction of Sliabh Breagh and Stoneylane Road. In addition, there is a private lane to the southern boundary which accesses the rear amenity spaces and outbuildings of a number of other dwellings in the area.
- 1.2. The site itself is stated to be 118sqm and contains a garage of block construction which has a vehicular access door and a pedestrian access door onto the private lane. There is also a small timber shed with the remainder of the area being set out as a grassed garden area. The site is defined along its western boundary where it abuts Stoneylane Road by a low one metre high wall and by a one metre high hedgerow along its eastern boundary. No. 112 Sliabh Breagh has a sizeable rear single storey extension which runs upto the application site.
- 1.3. The surrounding area is residential land with a mixture of detached, semi-detached and townhouses evident in the area.

2.0 Proposed Development

- 2.1. The proposed development seeks permission for a detached two storey dwelling incorporating two bedrooms and all other associated site works.

3.0 Planning Authority Decision

3.1 Decision

- 3.1.1 On the 17th October 2025 the Planning Authority issued a decision to refuse permission for the following two reasons:
 1. It is the considered that the proposed development by reason of its limited site area and resultant lack of usable private amenity space and in-curtilage parking provision represents a substandard pattern of development, providing an unsatisfactory level of residential amenity of future occupants which if permitted would set an undesirable precedent for other similar inappropriate developments in the vicinity and as such, would be contrary to the provisions of the Louth County Development Plan 2021-2027 (as varied) and would be contrary to the proper planning and sustainable development of the area.

and

2. The applicant has failed to provide details of how surface water will be managed and disposed of within the site. As such, the development is contrary to Policy IU 19 of the Louth County Development Plan 2021-2027 (as varied) which requires the use of SuDS measures be incorporated in all new development and thus contrary to the proper planning and sustainable development of the area.

3.2 **Planning Authority Reports**

3.2.1 Planning Report

3.2.2 The decision of the planner reflects the decision to refuse planning permission. It includes the following points:

- The site has a limited site area of 118 sqm and the dwelling occupies 79 sqm of the site meaning that there would be inadequate private amenity space;
- The room sizes are considered adequate;
- The separation distances are in accordance with the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2023;
- Boundary details have not been specified;
- There are no specified vehicular access or parking details;
- The disposal of surface water to the public sewer is contrary to Section 13.20.4 and Policy IU 19 of the Development Plan as varied; and
- The development does not raise concerns that would require EIA or Appropriate Assessment.

3.2.3 Other Technical Reports

- Placemaking & Physical Development: further information is required to demonstrate adequate proposals for surface water drainage and sight line requirements of 2.4 by 49 metres.

3.3 **Prescribed Bodies**

Uisce Éireann – No objection

3.4 Third Party Observations

A third party who owns an adjoining dwelling to the west of the appeal site (No. 111 Sliabh Breagh) raised an observation during the processing of the planning application which states;

- The site is already overdeveloped with two other dwellings;
- Overlooking onto their property;
- Impact on the character of the area; and
- Issues with water pressure and parking availability.

4.0 Planning History

4.1 Site

None

4.2 History Referred to as Precedent by the Applicant

21682 - Permission was granted in July 2021 for the construction of a single storey dwelling house, a vehicular entrance and for associated site works at 18 Cherrybrook, Drogheda Road, Ardee, Co Louth.

7399 - Permission was granted in May 1973 for the construction of a dwellinghouse, Stoneylane, Ardee, Co. Louth.

97659 – Permission was granted in January 1998 for a change of House types Nos. 5-14 & 17-22, Moorehall Close, Hale Street, Ardee, Co Louth.

95827 – Permission was granted in March 1996 for the construction of a dwelling, Dawsons Demense, Ardee

98483 - Permission was granted in August 1998 for the construction of a dwelling, at Old Dawsons Demense, Ardee

991267 - Permission was granted in February 2000 for the construction of a dwelling, Dawsons Demense, Ardee

071448 - Permission was granted in February 2008, a 1.5 storey extension to the rear of a single storey dwellinghouse at Old Dawsons Demesne, Ardee, Co Louth

04753 - Permission was granted in November 2004, for a bungalow connected to the public sewer, site entrance onto public road, upgrade entrance serving adjoining dwellinghouse, consisting of realignment of walls demolish outbuildings adjacent to public road at Dawsons Demense, Ardee, Co Louth.

071583 - Permission was granted in March 2008 for a bungalow, form new site boundaries and to connect to existing public service at Old Dawsons Demesne, Ardee, Co Louth

93699 - Permission was granted in March 1994 for the construction of a dwelling, Dawsons Demense, Ardee

5.0 Policy Context

5.1. Development Plan

The Louth County Development Plan, 2021-2027 (LCDP) as varied applies. The site is zoned 'A1 Existing Residential' as per the Ardee Flooding and Zoning Map with the objective "To protect and enhance the amenity and character of existing residential communities."

Section 13.21.5 - A1 Existing Residential - Infill developments, extensions, and the refurbishment of existing dwellings will be considered where they are appropriate to the character and pattern of development in the area and do not significantly affect the amenities of surrounding properties.

Objective CS 2 - To achieve compact growth through the delivery of at least 30% of all new homes in urban areas within the existing built up footprint of settlements, by developing infill, brownfield and regeneration sites and redeveloping underutilised land in preference to greenfield sites.

Section 13.8 relates to Housing in Urban Areas.

Section 13.8.32 Infill and Backland Development in Urban Areas - Notes that the development of infill and backland sites support the principles of compact growth and the consolidation of development in existing built up areas. A balance is needed, between preserving existing amenities and neighbourhood character, and implementing a policy of compact development. A backland site is described as an area to the rear of existing buildings.

- Infill and backland development will normally be required to comply with Development Plan standards but there may be circumstances where these standards can be relaxed, particularly if it will result in the development of vacant or under-utilised lands in central areas of towns and villages. This will be assessed on a case-by-case basis. The following considerations shall be taken into account for such development:

The prevailing density and pattern of development in the immediate area including plot sizes, building heights, and the proportions of buildings;

- ii. The design of the building(s) shall be of a high quality and make a positive contribution to the local streetscape and character;
- iii. Impact on the residential amenities of surrounding properties such as the potential loss of daylight or new/increased overlooking;
- iv. Private open space for existing and proposed properties;
- v. Car parking for existing and proposed residential units shall be in accordance with the car parking standards set out in Table 13.11. Adequate circulation for the parking and turning of vehicles within the curtilage of sites should be provided; and
- vi. The location and orientation of any building(s) and windows in such building(s) shall take cognisance of the potential of adjacent infill/backland sites being developed and shall not prejudice the development potential of such lands.

Objective HOU 21 - To require a design led approach to be taken to sustainable residential development in accordance with the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) and any associated Design Manual, to ensure the creation of quality, attractive, and well connected residential areas and neighbourhoods

Objective HOU 26 - All new residential and single house developments shall be designed and constructed in accordance with the Development Management Guidelines set out in Chapter 13 of this Plan.

Objective HOU 34 seeks to encourage and promote the development of underutilised infill, corner and backland sites in existing urban areas subject to the character of the area and environment being protected.

Objective HOU 35 seeks to promote the use of contemporary and innovative design solutions subject to the design respecting the character and architectural heritage of the area.

Section 13.8.9.1 Privacy - When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms shall be maintained. Where the front elevation of new properties in urban locations are close to or abut the public footpath, consideration shall be given to providing some form of buffer such as a planting strip between the property and the footpath where this is feasible.

Section 3.8.10 Daylight and Sunlight - Care shall be taken in the design of residential developments to ensure adequate levels of natural light can be achieved in new dwellings and unacceptable impacts on light to nearby properties are avoided.

Section 13.8.11 Boundary Treatments

13.8.12 Landscaping – Landscaping proposal will be required with all applications.

Section 13.16.12 and Table 13.11 - Car Parking Standards

Policy Objective IU13 - To require that all development taking place within an area served by a public wastewater treatment system connects to that system.

Policy Objective IU 19 - Requires the use of Sustainable Drainage Systems to minimise and limit the extent of hard surfacing and paving and require the use of SuDS measures be incorporated in all new development (including extensions to existing developments). All development proposals shall be accompanied by a comprehensive SuDS assessment including run-off quantity, run off quality and impacts on habitat and water quality.

Section 13.20.4 Sustainable Drainage Systems' (SuDS) - All new developments (including amendments/extensions to existing developments) will be required to incorporate SuDS as part of the development/design proposals.

5.2. Relevant National or Regional Policy / Ministerial Guidelines

Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024.

5.3. Natural Heritage Designations

The appeal site is not located on or within proximity to any designated Natura 2000 sites, with the nearest designated sites being Stabannan-Braganstown SPA (Site Code 004091), being 6.2 km to the northeast of the appeal site, Dundalk Bay SAC (Site Code 0000455) and Dundalk Bay SPA (Site Code 004026) being 12.7 km to the northeast of the appeal site.

6.0 EIA Screening

6.1 Refer to Form 1 in Appendix 1 (EIA Pre-Screening). Class 10(b)(iv) of Schedule 5 Part 2 of the Planning and Development Regulations 2001 (as amended) provides that mandatory EIA is required for a development comprising urban development which would involve an area greater than 2 ha in the case of a business district, 10 ha in the case of other parts of a built-up area and 20 ha elsewhere.

6.2 Having regard to the limited nature and scale of the proposed development, the location of the site within a serviced suburban area, its distance from areas of environmental sensitivity, and the criterion set out in Schedule 7 of the Regulations, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination stage (see Appendix 2) and a screening determination is not required.

7.0 The Appeal

7.1 Grounds of Appeal

7.1.2 The appellants grounds of appeal were submitted by A1 Design Services on behalf of the appellant and can be summarised as follows:

- The site is zoned for residential use;
- Other similar houses have been granted in the same estate which set a precedent, including Ref's: 21682, 7399, 97659, 95827, 98483, 991267, 071448, 04753, 071583, and 93699.
- The soakage in the area is usually excellent and a BRE 365 soakage test can be carried out; and

- All services are available.

7.2 Planning Authority Response

None

7.3 Observations

None

8.0 Assessment

8.1 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, having inspected the site, and having regard to the relevant local policies and guidance, I consider that the substantive issues in this appeal to be considered are as follows:

- Principle of Development
- Design & Layout
- Residential Amenity
- Parking
- Waste Water & Drainage
- Other Matters

8.2 Principle of Development

8.2.1 The proposed development comprises a two storey detached dwelling, which is located within zoning 'A1, Existing Residential' with the objective "To protect and enhance the amenity and character of existing residential communities."

8.2.2 I note that the Objective CS 2 and Section 13.8.32 (Infill and Backland Development in Urban Areas) of the Louth County Development Plan, 2021-2027 as varied (LCDP) is supportive of compact growth within the existing built up footprint of settlements and the utilisation of brownfield land. As the site is within an area of existing residential development and would be considered as backland development given its location in the rear garden of No. 112 Sliabh Breagh, I am of the view that the principle of development is acceptable subject to the proposal complying with the technical requirement including design, layout, amenity, parking and other matters.

8.3 Design & Layout

- 8.3.1 The proposed dwelling is a detached two storey dwelling, finished in render with a gabled roof. It has a frontage onto Stoneylane Road and is finished in render with a slate finished roof and a variety of window sizes. While the design of the proposed dwelling does not mirror the other existing houses in the area, I am of the opinion that its scale, design, fenestration and external finishes are similar to those of the nearby townhouses in Sliabh Breagh and the design would not have any adverse impact on the character or visual amenity of the area. I also note that the Planning Authority did not raise any issue with the design of the proposed dwelling.
- 8.3.2 It is stated that by the Planning Authority that the proposed dwelling has a footprint of 79sqm, however, the footprint actually measures 51sqm (5.35 by 9.65) and is set within a stated site area of 118sqm leaving the remaining curtilage as 67sqm which closely relates to the stated 66.4sqm curtilage area noted on the site layout plan.
- 8.3.3 The Planning Authority's first reason for refusal included a concern that there was insufficient amenity space for the dwelling given the limited curtilage space. Section 13.8.1 of the LCDP indicates that's the design standards of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024 are applicable to the assessment of applications for housing development. SPPR 2 indicates that the minimum amenity space for a two bedroom house is 30sqm and should be designed to provide a high standard of external amenity space in one or more usable areas. Although the site plan is difficult to scale with absolute accuracy I estimate that the amount of open space behind the building line of the dwelling is 38.77sqm.
- 8.3.4 Although the minimum quantum of amenity space is available, I do not consider that the spaces would be considered usable as it largely involves narrow tracts of land to the side and rear of the dwelling. The first tract to the side of the dwelling is limited to a depth of 2.12metres while the area to the rear is 1.9 metres at its widest point. Given the narrow and elongated nature of these areas of amenity space I am of the view that the spaces are not usable and therefore not acceptable.
- 8.3.5 The loss of the rear garden area of No. 112 also falls to be considered. The level of remaining amenity space to that dwelling, if permission was granted would be 24.81sqm behind the building line of the rear annex. It is not clear how many bedrooms there are in No. 112, however, it is likely to be at least a two bedroom

dwelling requiring private amenity space of at least 30sqm. In any case the amenity spaces remaining would be limited to narrow tracts of land to the side and rear of the dwelling measuring 1.76 metres and 1.99 metres respectively . I am of the view that the remaining areas of open space are not usable and capable of providing a high standard of space for the enjoyment of residents.

8.3.6 I am of the opinion that the levels of amenity space for the proposed and existing dwellings would not provide the residents of each dwelling with a high standard of amenity space. In addition, there are no notable areas of public open space within close proximity that would allow a relaxation of the standards as per SPPR 2.

8.4 **Residential Amenity**

8.4.1 The proposed dwelling fronts onto Stoneylane Road and has the majority of its window and door openings onto this elevation. The northern elevation onto 112 Sliabh Breagh has no openings and the eastern elevation has three openings on the ground floor, however, they do not directly oppose any windows on nearby properties. While there may be some views over neighbouring garden areas which would result in some loss of amenity, some degree of overlooking in the urban area is to be expected and I consider that no adverse impact would result from the windows on this elevation.

8.4.2 There is one ground floor and first floor window proposed on the southern elevation which faces onto the private access lane which provides access to the rear of a number of other dwellings in the area. This elevation also faces towards the gable of No. 114 Sliabh Breagh which has a first floor window on its gable elevation. It is not clear what room the gable window on No. 114 serves, however, it is not directly opposing the southern facing windows on the application building.

8.4.3 The separation distance between the proposed dwelling and the existing window on No. 114 is 10.6 metres which is below the minimum standard of 16 metres stated in SPPR 1 of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024 and Section 13.8.9.1 of the LCDP. The first floor window of Bedroom 1 of the application proposal does offer some views, however, they are at an angle and not directly opposing. Bedroom 1 is proposed to be served by two windows, one on the southern elevation and the other on the western elevation. In the interests of preserving residential amenity I consider that it

would be necessary to provide a condition requiring the southern facing window of bedroom 1 to be finished in obscure glazing and to be non-opening.

8.4.4 There is a separation distance of 5 metres between the proposed dwelling and the rear annex of No. 112 Sliabh Breagh. The separation distances to the other dwellings in the area are in excess of 10 metres and I consider that the proposed dwelling would not give rise to any impact of dominance or overbearing on any adjoining dwelling. I also note that overlooking, dominance or overbearing are not issues raised by the Planning Authority in their reasons for refusal.

8.5 **Parking**

8.5.1 There are no details provided of any vehicular access or dedicated parking areas associated with the proposed dwelling nor would there be room within the curtilage to accommodate parking. Table 13.11 of the LCDP identifies maximum parking standards for a dwelling. I am of the opinion that the application site is located within the Area 3 as defined by Table 13.10 Parking Tiers of the LCDP which has a maximum parking requirement of two spaces per dwelling. There is no minimum or standard requirement for parking stipulated in the LCDP.

8.5.2 The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities states that car parking ratios should be reduced at all urban locations, and should be minimised, substantially reduced or wholly eliminated at locations that have good access to urban services and to public transport. SPPR 3 of the Guidelines indicates that in peripheral areas, such as the appeal site, the maximum parking requirement for a dwelling is two spaces.

8.5.3 The LCDP and SPPR 3 of the Guidelines refers to maximum parking spaces with there being no policy requirement to provide parking at this location. I note the third party raised a concern that the proposed dwelling would exacerbate parking issues in the area, however, I have no evidence of parking issues in the area. During the site inspection, it was evident that on-street parking was available in the area and that the site is within walking distance of the centre of Ardee. I am of the opinion that the lack of parking within the application site does not conflict with the requirements of the LCDP or the Guidelines, there is on-street parking available in the area and the proposal would not lead to any significant traffic or parking concerns.

8.6 Waste Water & Drainage

- 8.6.1 It is indicated that foul sewerage and waste water are to be disposed of via the public sewer network with Uisce Éireann indicating that a connection is feasible without upgrades.
- 8.6.2 Objective IU 19 stipulates that all development proposals shall be accompanied by a comprehensive SuDS assessment including run-off quantity, run off quality and impacts on habitat and water quality. Section 13.20.4 states that new developments will be required to incorporate SuDS as part of the development/design proposals.
- 8.6.3 The site plan indicates that the surface water drainage is to connect to the public sewer and the applicants consultant has stated in the appeal submissions that a BRE 365 soakage test can be carried out. Although the applicants consultant has indicated that the soakage in the area is usually excellent, no SuDS assessment to address surface water run-off has been submitted as part of the planning application. In the absence of a comprehensive SuDS assessment and given the relatively limited area to provide SuDs measures within the confines of the site I am of the view that the proposal fails to comply with the requirements of Objective IU 19 and Section 13.20.4 the LCDP and is unacceptable.

8.7 Other Matters

- 8.7.1 The applicants consultant provided a list of planning histories for other similar houses which have been granted in the same estate including Ref's: 21682, 7399, 97659, 95827, 98483, 991267, 071448, 04753, 071583, and 93699. It is stated that these set a precedent, however, it was not stated how these planning permissions are comparable to the application site, or how they set a precedent for the assessment of the application case. The LCDP was adopted in July 2021 with only application Ref: 21682 being issued after this date. In that case the site area was 581sqm, parking was provided along with drainage details and is not comparable to the appeal case. I am of the view that the principle of a dwelling is acceptable in the area and in the absence of any information on the relevance of the planning histories to the application case, the majority of which precede the extant LCDP I am unable to ascertain how they set a precedent in the area or how they assist the applicants case.
- 8.7.2 A third party raised a concern that the site was already overdeveloped as there were two dwellings on the site already. There is no planning history for a second dwelling

on the site and no concern has been raised by the Planning Authority that there is a second dwelling approved or existing on the site. I have given no weight in the decision making process to this point.

9.0 AA Screening

9.1 I have considered the development in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located at 112 Sliabh Breagh, Ardee, County Louth and no relevant designated sites are close by.

9.2 The proposed development comprises the construction of a two storey dwellinghouse and associated siteworks. No nature conservation concerns were raised in the planning appeal. 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 European Site.

9.3 The reason for this conclusion is as follows:

- Small scale and nature of the development;
- Distance from nearest European site and lack of connections; and
- The determination by the Planning Authority.

9.4 I conclude that 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. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (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 at 112 Sliabh Breagh, Ardee, County Louth which is 125 metres north of the nearest water body.

10.2 The proposed development comprises the construction of a two storey dwelling and associated siteworks. No water deterioration concerns were raised in the planning appeal.

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

- Nature of works e.g. small scale and nature of the development ; and
- Distance from nearest water bodies and/or lack of hydrological connections.

10.4 I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

That planning permission be refused for the reason and considerations set out below.

12.0 Reasons and Considerations

1. It is considered that the proposed development by reason of its limited site area and resultant lack of usable private amenity space represents a substandard pattern of development, providing an unsatisfactory level of residential amenity of future occupants which if permitted would set an undesirable precedent for other similar inappropriate developments in the vicinity and as such, would be contrary to the provisions of the Louth County Development Plan 2021-2027 (as varied) and would be contrary to the proper planning and sustainable development of the area.

2. The applicant has failed to provide details of how surface water will be managed and disposed of within the site. As such, the development is contrary to Policy IU 19 and Section 13.20.4 of the Louth County Development Plan 2021-2027 (as varied) which requires the use of SuDS measures to be incorporated in all new development and thus contrary to the proper planning and sustainable development 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.

Barry Diamond
Planning Inspector

26th January 2026

Appendix 1 - Form 1 EIA Pre-Screening

Case Reference	PL-500271-LH-25
Proposed Development Summary	The construction of a two storey dwellinghouse and for associated siteworks.
Development Address	112 Sliabh Breagh, Ardee, County Louth
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2. <input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input checked="" type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	Class 10(b) (i) [Residential] mandatory threshold is 500 dwelling units. Class 10(b)(iv) [Urban Development] where the mandatory thresholds are 2ha, 10ha or 20ha depending on location.
<input type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road	

<p>development under Article 8 of the Roads Regulations, 1994.</p> <p>No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p>EIA is Mandatory. No Screening Required</p>	
<p><input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p>Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	<p>Threshold = 500 dwelling units. Proposed development = 1 dwelling unit.</p>

<p>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</p>	
<p>Yes <input type="checkbox"/></p>	<p>Screening Determination required (Complete Form 3)</p>
<p>No <input checked="" type="checkbox"/></p>	<p>Pre-screening determination conclusion remains as above (Q1 to Q3)</p>

Inspector: _____

Date: _____

Form 2 - EIA Preliminary Examination

Case Reference	PL-500271-LH-25
Proposed Development Summary	The construction of a two storey dwellinghouse and for associated siteworks.
Development Address	112 Sliabh Breagh, Ardee, County Louth
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
<p>Characteristics of proposed development</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>This urban site is serviced and forms part of the curtilage of an adjacent dwelling which is not exceptional in the context of the surrounding area and development.</p> <p>A short term construction phase would be required and the development would not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance due to its scale. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. Its operation presents no significant risks to human health.</p>
<p>Location of development</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>The development is situated in an urban area to the rear of an existing dwelling and the scale of the single unit proposal is not considered exceptional in the context of surrounding development. It is not likely to have any cumulative impacts or significant cumulative impacts with other existing or permitted projects.</p>
<p>Types and characteristics of potential impacts</p> <p>(Likely significant effects on environmental parameters,</p>	

<p>magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>Having regard to the modest nature of the proposed development and the nature of the works constituting a single dwelling unit, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</p>
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
<p>There is no real likelihood of significant effects on the environment.</p>	<p>EIA is not required.</p> <p>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.</p>

Inspector: _____ Date: _____