



An
Coimisiún
Pleanála

Inspector's Report PL-500291-KY-25

Development	Retention of domestic garage, fuel and domestic storage structure.
Location	Lahard, Beaufort, Co. Kerry
Planning Authority	Kerry County Council
Planning Authority Reg. Ref.	25/60764
Applicant	Anthony Sweeney
Type of Application	Retention
Planning Authority Decision	Refuse Retention
Type of Appeal	First Party Normal Planning Appeal
Appellant(s)	Anthony Sweeney
Observer(s)	None
Date of Site Inspection	18 th February 2026
Inspector	Suzanne White

Contents

1.0 Site Location and Description	3
2.0 Proposed Development	3
3.0 Planning Authority Decision	3
4.0 Planning History.....	5
5.0 Policy Context.....	6
6.0 EIA Screening.....	9
7.0 The Appeal	9
8.0 Assessment.....	10
8.1. Principle of development	11
8.2. Compliance with Development Plan standards	11
8.3. Design and visual impact on the character of the area.....	12
9.0 Appropriate Assessment.....	14
10.0 Water Framework Directive.....	14
11.0 Recommendation	15
12.0 Reasons and Considerations	15
Appendix 1 – Form 1: EIA Pre-Screening	
Appendix 2 - Form 2: EIA Preliminary Examination	

1.0 Site Location and Description

- 1.1. The application site comprises an existing rural dwelling and its curtilage, located c. 9km west of the town of Killarney. The existing dwelling is set back c. 35m from the N72 'Ring of Kerry' and is elevated in relation to this road. The site is accessed from a private access road which runs roughly parallel to the N72 and also serves agricultural lands, other dwellings and a car garage. There are existing dwellings in proximity to the west and southwest.
- 1.2. The existing dwelling on site is single storey in height with a gable projection to the front. The existing structure for retention is located to the rear and side of the dwelling and is visible on site. It is a blockwork structure of two storeys in height and is currently unfinished. Openings for vehicular and pedestrian access at ground floor level and a doorway and windows at 1st floor level are present.
- 1.3. The site area is 0.23ha.

2.0 Proposed Development

- 2.1. Permission is sought for retention of a two storey structure comprising domestic garage and fuel storage room at ground floor level and domestic storage room at first floor level, within the curtilage of an existing dwelling in Lahard, Beaufort, Co. Kerry.
- 2.2. The floor area of the proposed structure is 137.40sqm. The structure is two storeys in height with a flat roof. It would be partially built in to the existing slope, such that its height would vary between 3.4m and 5.6m. The finishing materials are not stated. Two garage doors are proposed within the western elevation.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority issued notification of a decision to refuse retention planning permission, by order dated 22nd October 2025, for two reasons as follows:

1. Having regard to the bulk, scale and location of the structure to be retained, as well as the open and elevated nature of the site, it is considered that the proposed development would form an obtrusive feature on the landscape at this location which

would seriously injure the visual amenities of the area and would fail to be adequately absorbed and integrated into the landscape. The proposed development would, therefore, materially contravene Objective KCDP 11-78 of the Kerry County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

2. Under Section 1.5.10.9 of Volume 6 (Development Management Standards and Guidelines) of the Kerry County Development Plan 2022-2028, it is specified that the floor area of all garages and domestic sheds to serve a one-off rural dwelling house shall not exceed 70sqm for private domestic use and storage only. At 137sqm, the floor area of the proposed garage, fuel store and storage room would greatly exceed the maximum allowable floor area. The proposed development would, therefore, contravene the Development Management Standards and Guidelines of the Kerry County Development Plan 2022-2028, would set an undesirable precedent for similar developments and would be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

Planning Reports

The main points of the Planner's Report may be summarised as follows:

- The structure to be retained is a substantial building. There are 6 large windows on the first floor looking east and west, which is not usual for domestic storage purposes and is more akin to the layout required for residential use. No reasons have been put forward as to the requirements for such a large building.
- The bungalow is located on an elevated and exposed site above the Ring of Kerry N72 to the south. The Site Layout Plan shows landscaping along the eastern boundary which would help to screen this structure over time. Any planting in this elevated and exposed location would take a number of years to take effect. The permissions granted on the site under Planning Register Nos 17/934, 21/329 and 24/60177 all included conditions requiring landscaping works on the site, none of which was put in place.

- The large, bulky structure to be retained would be visually obtrusive when viewed from the south and the east.
- Section 1.5.10.9 (Development Management Standards and Guidelines, Volume 6 of the Kerry County Development Plan 2022-2028) specifies that the area of all such structures to serve a one-off rural dwelling house shall not exceed 70sqm for private domestic use and storage only. The floor area of the proposed development would be almost double the maximum floor area that may be considered.
- Following notional AA and EIA screening exercises, the report concludes that neither an AA or EIAR would have been required for the development concerned.

3.2.1. Other Technical Reports

- Site Assessment Unit (SAU): no objection.
- Environment Assessment Unit (EAU): no objection subject to a condition requiring planting with native trees and hedges.

3.3. **Prescribed Bodies**

Transport Infrastructure Ireland (TII): requests that the planning authority has regard to the provisions of official policy for development proposals.

3.4. **Third Party Observations**

None.

4.0 **Planning History**

24/60177: retention permission granted for a retaining wall and concrete hardstand located to the North-East of the application site and planning permission granted to carry out the construction of a domestic garage and domestic fuel storage shed also located to the North-East of the application site and as described on the plans and particulars submitted with the application.

21/329: retention permission granted to retain a single unit domestic granny flat as constructed and for elevational modifications to the existing dwelling house as per plans and particulars submitted.

19/1081: application withdrawn in respect of proposal to retain works as constructed to the existing dwelling house.

17/934: permission granted to alter, renovate and extend an existing dwelling house with all associated ancillary site works.

5.0 Policy Context

5.1. Development Plan

Kerry County Development Plan 2022-2028

The Kerry County Development Plan 2022-2028 is the statutory development plan for the area. The relevant policies and objectives pertaining to the proposed development are set out below.

Volume 1 Written Statement

It is an objective of the Council to:

Chapter 5: Rural

KCDP 5-19 Ensure that the provision of rural housing will not affect the landscape, natural and built heritage, economic assets, and the environment of the county.

KCDP 5-22 Ensure that the design of housing in rural areas comply with the Building a house in Rural Kerry Design Guidelines 2009 or any update of the guidelines.

Chapter 11: Environment

KCDP 11-77 Protect the landscapes of the County as a major economic asset and an invaluable amenity which contributes to the quality of people's lives.

KCDP 11-78 Protect the landscapes of the County by ensuring that any new developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of their area. Any development which could unduly impact upon such landscapes will not be permitted.

11.6.3 Landscape Designations

There are two landscape designations for the county.

1. Visually Sensitive Areas

2. Rural General

It is important that development in all areas be integrated into its surroundings in order to minimise the effect on the landscape and to maximise the potential for development. Development in areas outside of designated areas, should, in their designs take account of the topography, vegetation, existing boundaries and features of the area. Permission will not be granted for development which cannot be integrated into its surroundings.

The subject site is within the 'Rural General' area.

11.6.3.2 Rural General

Rural landscapes within this designation generally have a higher capacity to absorb development than visually sensitive landscapes. Notwithstanding the higher capacity of these areas to absorb development, it is important that proposals are designated to integrate into their surroundings in order to minimise the effect on the landscape and to maximise the potential for development. Proposed developments should, in their designs, take account of the topography, vegetation, existing boundaries and features of the area. Permission will not be granted for development which cannot be integrated into its surroundings.

The N72 which passes to the south of the site is a designated prospect, however the prospect is to the south, away from the application site.

KCDP 11-79 Preserve the views and prospects as defined on Maps contained in Volume 4.

KCDP 11-81 Prohibit developments that have a material effect on views designated in this plan from the public road or greenways towards scenic features and/or public areas.

Volume 6 Development Management

Section 1.5.10 Standards for Residential Development in Rural and Non-Serviced Sites

Section 1.5.10.9 Sheds/garages/ancillary structures

Notwithstanding those developments listed under Class 3, Schedule 2 Part 1 (P & D Regs 2001 as amended), the cumulative area of all structures shall not exceed 70sqm for private domestic use and storage only.

Kerry County Council Rural Design Guidelines

Extensions/Sunrooms/Garages

A detached garage is often a necessity for domestic storage purposes. The garage should not detract from the design of the main dwelling house but rather should compliment the existing dwelling house on site. The location of a garage should be considered carefully and not just sited in a line with the dwelling house. Locating the garage to the rear of the dwelling house in an informal cluster can ensure the garage is not adding excessively to the bulk and scale of the main dwelling house. The style of roof and materials used should reflect that of the main dwelling house. Metal sheds, log cabins and containers generally look out of place and are not appropriate in a rural setting.

5.2. Natural Heritage Designations

The application site is not located within a European Site or nationally designated site. The proximity of the site to designated sites is set out below:

- Castlemaine Harbour SAC (000343) is c. 0.16km to the west
- Castlemaine Harbour SPA (004029) is c.8.6km to the northwest
- Killarney National Park SPA (004038) is c. 4km to the southeast
- Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC and pNHA (000365) is c. 3.4km to the southeast
- Castlemaine Harbour pNHA (000343) is c. 7.4km to the northwest
- Anna More Bog NHA (000333) is c. 17.65km to the northeast

6.0 EIA Screening

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

7.0 The Appeal

7.1. Grounds of Appeal

The first party grounds of appeal may be summarised as follows:

- The applicant has lived in the area for the past 35 years and their family have owned the land for over 100 years.
- Planning permission was granted under PRR 24/61077 for a garage and fuel storage shed. This was in lieu of an existing shed that was demolished following the extension of the dwelling (permitted under PRR 24/60177).
- Construction of the garage began soon after permission was granted on 20/06/2024. Due to cost and labour issues it was decided to change the type of construction from a block and timber joist/rafter roof to a pre cast concrete slab roof.
- In relation to refusal reason 1, trees and hedgerow were proposed in the planning application to be put in place once construction was completed. This would remove the open and obstructive nature of the site. In the surrounding area there is a house elevated from the road and a garage to the east more elevated than the building in question, which doesn't attempt to blend in to the landscape. The applicant was not asked to propose a facade that would further blend the building into the surroundings.
- In relation to refusal reason 2, the footprint of the building has not increased. The roof space of the original building was to be used for household storage. It is still planned to use the building for household

storage. The previously approved structure exceeds the 70sqm and wasn't picked up in the previous application. The applicant sought to build a shed that fitted in with the current house and current yard space.

- The applicant considers that the refusal reasons can be resolved with terms and conditions agreed on how the building is finished and interacts with the surrounding landscape.

7.2. **Planning Authority Response**

The Planning Authority is satisfied that most of the relevant issues were covered in the Planner's Report and have no further comments to make.

7.3. **Observations**

None.

7.4. **Further Responses**

None.

8.0 **Assessment**

Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, and inspected the site, and having regard to relevant local/regional/national policies and guidance, I consider that the main issues in this appeal are as follows:

- Principle of development
- Compliance with Development Plan standards
- Design and visual impact on the character of the area

I note that consideration was given to other relevant matters as part of the Local Planning Authority's assessment of the application. The Planner's Report did not raise issue with other aspects of the proposed development, including surface water management, in reference to the objectives of the Development Plan regarding these matters. I concur with that assessment.

Principle of development

- 8.1.1. The Kerry County Development Plan 2022-2028 is the relevant policy document pertaining to the subject site. The subject application relates to the retention of a structure for use as a domestic garage with fuel and domestic storage space. The structure is located to the rear and side of an existing dwelling and features two vehicular openings facing into the rear yard curtilage of the dwelling. In terms of the principle of the development, I consider that a garage/storage building on site would be acceptable.

Compliance with Development Plan standards

- 8.1.2. The Planning Authority's second reason for refusal identifies that the floor area of the proposed structure would exceed the maximum allowable floor area for domestic garage and storage use for a rural dwelling.
- 8.1.3. Section 1.5.10.9 of Volume 6 (Development Management Standards) of the County Development Plan 2022-2028 states, in relation to sheds/garages/ancillary structures associated with rural dwellings, that the cumulative area of all structures shall not exceed 70sqm for private domestic use and storage only.
- 8.1.4. In this case, the proposed structure has a floor area of 137sqm.
- 8.1.5. The applicant states, in their grounds of appeal, that the proposed floor space of the structure has not increased compared with that of the structure approved under PRR 24/60177, on the basis that the roofspace of that structure was to be used for household storage.
- 8.1.6. The approved plans for PRR 24/60177 show a single storey structure with a pitched roof. A floor area of c.68.7sqm is indicated on the plans and 69sqm was stated on the application form. The roof space is restricted in terms of head height (max 2.157m), no access to the roofspace is indicated in the plans and there are no windows or rooflights serving the space. I consider that the roofspace is consequently limited in terms of its useable floor area. The first floor of the structure for retention would have a floor to ceiling height of c. 2.45m and windows on three sides, giving a useable floor area of c. 68.4sqm. I do not therefore accept the

applicant's argument that the proposed first floor space shown in the current application is equivalent to the roofspace approved under PRR 24/60177.

- 8.1.7. A room for fuel storage is also provided on the ground floor of the proposed structure, with an area of c. 21.26sqm. The only access to the first floor space is from a door accessed directly from the private laneway, outside the curtilage of the dwelling. Due to the change in levels on site and existing boundary treatment around the dwelling, access to the first floor space would be via the vehicular entrance and laneway, and therefore not easily accessible for domestic storage purposes.
- 8.1.8. I consider that the floor area standard set out in Section 1.5.10.9 of Volume 6 of the Development Plan is reasonable to provide for garage and domestic storage associated with a single rural dwelling and that the 70sqm limit is clear. The proposed structure, with a floor area of 137sqm, would significantly exceed this limit and is therefore contrary to the Development Management Standards of the County Development Plan 2022-2028. I recommend a refusal on this basis.

Design and visual impact on the character of the area

- 8.1.9. The Planning Authority's first reason for refusal stated that the proposed development, due to its bulk, scale and location and to the open and elevated nature of the site, would form an obtrusive feature on the landscape, seriously damaging the visual amenities of the area.
- 8.1.10. In their grounds of appeal, the applicant states that trees and hedgerow planting were indicated on the submitted plans and would be undertaken following completion of construction. They also observed that there are more elevated structures in the local landscape.
- 8.1.11. Policy Objective 11-78 seeks to protect the landscapes of the County by ensuring that any new developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of their area. The subject site is located within the 'Rural General' landscape designation identified in the County Development Plan 2022-2028 at Section 11.6.3. For lands within this designation, Section 11.6.3.2 of the Development Plan states that it is important that proposals are designed to integrate into their surroundings. Also of relevance are Objectives 5-19 and 5-22 of the Development Plan, which seek to ensure that the provision of rural housing will

not affect the landscape and that the design of housing in rural areas complies with the 'Building a house in rural Kerry Design Guidelines 2009'. In respect of garages, the Design Guidelines state that they should complement the existing dwelling house on site and that their roof and materials should reflect those of the main dwellinghouse.

The garage/storage structure for retention is a two storey building of c. 137sqm with a flat roof. The external materials are not stated, but could be conditioned to match the main dwelling. Due to its height, massing and flat roof form, I consider that the proposed structure for retention is at odds with the character of the single storey, pitched roof form of the dwelling on site and is overly dominant in relation to the existing house. The high proportion of fenestration to the first floor elevations is more typical of a residential use than storage and, in combination with the structure's scale, adds to its incongruity on the site. The proposed development would not therefore be in accordance with the Design Guidelines for rural dwellings and with Objective 5-22 of the County Development Plan 2022-2028.

8.1.12. In relation to the wider visual amenity of the area, I note that the proposed development is elevated relative to the N72 public road and positioned on an open site which is clearly visible on approach from the east. In this view, the proposed development appears incompatible with the character of the existing dwelling and is an obtrusive feature in the landscape due to its two storey flat roof form. Whilst I note that the application of render to the elevations would soften its appearance, I do not consider that this would overcome the overriding impacts arising from its scale and form. I note the applicant's position that tree and hedgerow planting is proposed, however I do not consider that this would be sufficient to overcome the impacts I have identified above.

8.1.13. I note that the applicant makes reference in their grounds of appeal to existing dwellings and garages at higher elevation in the local area. All applications must be determined on their own merits, having regard to the provisions of the current Development Plan. From my site observations, I note that the existing dwellings and outbuildings closest to the application site (to the west) are single storey in height. Existing dwellings to the east, also elevated above the N72, are also single storey in height. I did not observe any two storey domestic garages in close proximity to the application site during my site visit.

Overall therefore, I consider that the proposed development, due to its scale, massing and form, combined with its position within an elevated and open site, would form an obtrusive feature on the landscape at this location, could not be successfully integrated into its surroundings and would consequently impact negatively on the character, integrity, distinctiveness and scenic value of this rural area, contrary to Objectives 5-19 and 11-78 of the County Development Plan 2022-2028. A refusal is recommended on this basis.

9.0 **Appropriate Assessment**

9.1. In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development for retention individually or in combination with other plans or projects would not be likely to give rise to significant effects on any European sites in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

9.2. This determination is based on:

- The nature and relatively minor scale of the proposed development.
- The distance of the site from the nearest European sites and lack of connections.
- The qualifying interests and conservation objectives of the nearest European sites.
- Taking into account the screening determination of the Planning Authority.

10.0 **Water Framework Directive**

10.1. The subject site is located in a rural area, c.0.2km northeast and upgradient of the Laune_030 river waterbody (WFD status: Good). The N72 road and agricultural lands are located in the intervening area. The underlying groundwater body is Laune-Muckross, IE_SW_G_048 (WFD status: at risk), which is categorised as karstic. The subsoil is categorised as sandstone till (Devonian).

- 10.2. The proposed development for retention comprises a two storey garage/storage building associated with an existing rural dwelling.
- 10.3. No water deterioration concerns were raised in the planning appeal.
- 10.4. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.
- 10.5. The reason for this conclusion is as follows:
- the location of the proposed development within the curtilage of an existing dwelling;
 - the lack of services proposed within the structure;
 - the modest scale of the development and its nature, comprising a domestic garage and store; and
 - the distance from the nearest water bodies and lack of hydrological connections.
- 10.6. I conclude that on the basis of objective information, that the proposed development for retention 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

- 11.1. I recommend that retention permission is refused.

12.0 Reasons and Considerations

1. Having regard to the scale, massing and form of the development proposed to be retained, to the open landscape of the local environment and to the elevated position of the garage/storage structure, it is considered that the development

proposed to be retained forms an obtrusive feature in the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed into the landscape, would appear overly dominant in relation to the character of the existing dwelling on site and would set an undesirable precedent for other such prominently located development in the vicinity. The development proposed to be retained would, therefore, be contrary to Objectives KCDP 11-78, KCDP 5-19 and KCDP 5-22 of the Kerry County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Section 1.5.10.9 of Volume 6 (Development Management Standards and Guidelines) of the Kerry County Development Plan 2022-2028, states that the cumulative floor area of all garages, sheds and other ancillary structures serving a rural dwelling house shall not exceed 70sqm for private domestic use and storage only. The development proposed to be retained, due to its floor area of 137sqm, would significantly exceed the maximum allowable floor area for such structures. The proposed development would, therefore, contravene the Development Management Standards of the Kerry County Development Plan 2022-2028, would set an undesirable precedent for similar developments and would be 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.

Suzanne White

10th March 2026

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Coimisiún Pleanála Case Reference	PL-500291-KY-25		
Proposed Development Summary	Retention of two storey structure comprising domestic garage and fuel/domestic storage space.		
Development Address	Lahard, Beaufort, Co. Kerry		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	X
		No	No further action required
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?			
Yes			EIA Mandatory EIAR required
No	X		Proceed to Q.3
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?			
		Threshold	Comment (if relevant)
		N/A	Conclusion
No			No EIAR or Preliminary Examination required
Yes	X	(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the	Proceed to Q.4

		case of other parts of a built-up area and 20 hectares elsewhere.		
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4. Has Schedule 7A information been submitted?		
No	X	Preliminary Examination required
Yes		Screening Determination required

Inspector: Suzanne White

Date: 10/03/2026

Form 2 - EIA Preliminary Examination

Case Reference	PL-500291-KY-25
Proposed Development Summary	Retention of two storey structure comprising domestic garage and fuel/domestic storage space.
Development Address	Lahard, Beaufort, Co. Kerry
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	<p>The c.0.23ha site comprises an existing dwelling and its curtilage, located in proximity to other rural dwellings. The proposed development comprises the retention and completion of a two storey structure proposed as a domestic garage and store. The proposed development would not be exceptional in the context of the existing environment in terms of its nature.</p> <p>The development would not result in the production of any significant waste, emissions or pollutants due to the nature of the proposed uses.</p>
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	<p>The site is not located within any protected areas. The following natural heritage areas are located in proximity to the site:</p> <ul style="list-style-type: none"> • Castlemaine Harbour SAC (000343) is c. 0.16km to the west • Castlemaine Harbour SPA (004029) is c.8.6km to the northwest • Killarney National Park SPA (004038) is c. 4km to the southeast • Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC and pNHA (000365) is c. 3.4km to the southeast • Castlemaine Harbour pNHA (000343) is c. 7.4km to the northwest • Anna More Bog NHA (000333) is c. 17.65km to the northeast <p>There is no hydrological connection present such as would give rise to significant impact on nearby water courses (whether linked to any European site or other sensitive receptors). The site is not considered to be an environmentally sensitive site.</p>

	<p>The proposed development would not give rise to waste, pollution or nuisances that differ significantly from that arising from existing surrounding developments.</p> <p>Given the nature of the development and the site/surroundings, it would not have the potential to significantly affect other significant environmental sensitivities in the area.</p>
<p>Types and characteristics of potential impacts</p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>The development would generally be consistent with the scale of surrounding developments and would not be exceptional in the context of the existing urban environment.</p> <p>There would be no significant cumulative considerations with regards to existing and permitted projects/developments.</p>
<p>Conclusion</p>	
<p>Likelihood of Significant Effects</p>	<p>Conclusion in respect of EIA</p>
<p>There is no real likelihood of significant effects on the environment.</p>	<p>EIA is not required.</p>

Inspector: Suzanne White

Date: 10/03/2026