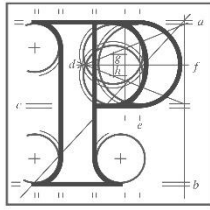


Inspector's Report



An
Coimisiún
Pleanála

PL-500369-GY-25

Development	Renovation and extension of existing dwelling house and construction of a treatment unit.
Location	Cregganore, Kilchreest, Co. Galway.
Planning Authority	Galway County Council
Planning Authority Reg. Ref.	25/61305
Applicant(s)	Gregory & Shauna Elliott
Type of Application	Permission
Planning Authority Decision	Refuse
Type of Appeal	First Party
Appellant(s)	Gregory & Shauna Elliott
Observer(s)	None.
Date of Site Inspection	5 th March 2026
Inspector	Aisling Dineen

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1.0 Site Location and Description

- 1.1. The site is located in the townland of Cregganore, which is c. 5.1 km southwest of Kilchreest and c. 9.8 km southwest of Loughrea in Co. Galway. The site is serviced by the R380 regional route. There are three single storey detached dwelling houses on the adjacent sites to the west of the subject site.
- 1.2. The site contains a derelict dwelling house on a stated site area of .203 hectares. It was evident at the time of site inspection that trees have been felled on the site. A lightly saturated surface water drain runs along the front boundary of the site. A locked agricultural gate and post and wire fence is situated along the front boundary of the site.

2.0 Proposed Development

- 2.1. It is proposed to renovate and extend the existing derelict dwelling house. The derelict dwelling footprint is stated to be 63 sq. m. and the proposed extended area is stated to be over 94 sq. m. The proposed design would provide for a four-bed house with a kitchen, sitting room, dining room, utility and bathroom.

3.0 Planning Authority Decision

3.1. Decision

The planning authority made a decision to refuse permission on the 5th November 2025 for the following reason:

The proposed vehicular entrance serving the development joins the heavily trafficked R-380 arterial route with geometrical properties entailing a sub-standard arrangement with no hard strips thus an unforgiving roadside with boundary walling/treatments proximal to carriageway edge and where the maximum speed limit of 80km/h applies. Based on the information submitted, the absence of satisfactory sightlines from the proposed entrance in accordance with TII standards and DM Standard 28 of the Galway County Development Plan 2022-2028, in conjunction with the consideration of the R-380 road layout and undulating profile, continuous white line at midpoint of road alerting road users of the sub optimum vertical and horizontal alignment within the

immediate vicinity of proposed development entrance in both directions. It is therefore considered whereby significant scale and extents of roadside boundary intervention, in conjunction with proximity of public road open drainage channel and overhead infrastructure set back that would be required coupled with the restricted vehicular siting on a regional route that would arise as a result of the proposed development in contravention to safeguarding the carrying capacity and safety of the county's regional road network in accordance to the Galway County Development Plan 2022-2028; Policy objectives NNR 2. It is considered that if permitted as proposed, the development would interfere with the safety and free flow of traffic on the public road and would endanger public safety by reason of traffic hazard, obstruction of road users, or otherwise, and therefore would be contrary to the proper planning and sustainable development of the area.

The Chief Executive's decision reflects the planner's report.

3.2. Planning Authority Reports

3.2.1. Planning Report

- No pre-planning recorded for this proposal.
- Relevant policy discussed. Site is in a Rural Area under Strong Urban Pressure as set out in Section 4.6.1 of the Galway County Development Plan 2022-2028. Policy RH 7 - Renovation of Existing Derelict Dwelling.
- Letter on file from the Peterswell/Castedaly Group Water Scheme submitted.
- Waste water disposal details to the satisfaction of the planning authority.
- The Planning Authority have serious concerns in relation to the availability of adequate sight distances at the proposed entrance.

3.2.2. Other Technical Reports

Roads Department

The Roads Department Report is generally reflected in the planning authority's reasons and considerations for deciding to refuse permission.

3.3. Prescribed Bodies

Application was referred to T.I.I. Report is on file.

This report refers to requirements for development on National Roads.

3.4. Third Party Observations

Patrick Burke

- There is an existing open drain that runs along inside of the front northern boundary wall. This drain is of great important because this allows the groundwater from the neighbouring properties to connect into the main stream.
- During construction, it is of most importance that the stream is not blocked with sediment. The buildup of silt, sand, and gravel can restrict the flow, especially after heavy rainfall which will result in the neighbouring farmland flooding.
- There is no drawing to accompany the site assessment report showing the locations of the trail hole & testing locations in relation to the proposed new system.
- There are no dimensions from the proposed wastewater treatment system to the existing stream that runs down on the northeast boundary. This stream runs from the Slieve Aughty Mountains SPA (Site code: 004168) and runs down into the Peterswell Turlough SAC (Site code: 000318). During the winter months this stream flows with a large capacity of water off the mountains, any pollution from the proposed wastewater treatment system will have a significant impact on the environment. A time of travel calculation should be submitted to ensure that there is no risk to the stream flow and environment.
- Section 3.1 of the site characterisation form references the N68 (Ennis to Kilrush Road) which is not within the proximity of the site.
- Environmental issues should be considered and a rate of water flow calculation should be submitted regarding the nearby stream.

4.0 Planning History

4.1. None recorded.

5.0 Policy Context

5.1. Development Plan

5.2. Galway County Development Plan 2022 - 2028

Rural Housing Policy

The subject site is located within a rural location outside of any settlement identified within the current development plan. It is identified as being within Galway County Transport & Planning Study (GCTPS) zone 2, which is described as a rural area under strong urban pressure.

Housing need is required to be demonstrated in this area, for a new house. Policy is set out under **RH 3** of the County Development Plan. However, policy set out under **RH7**, regarding renovation of Existing Derelict Dwelling is applicable in this instance.

Landscape Sensitivity

Section 8.13.2 Sensitivity classes of landscape

Class 1 – Low Sensitivity

All developments, which are of appropriate scale and design and are consistent with settlement policies.

Waste Water Treatment

Objective RH 11 - Waste Water Treatment provision

Where a connection to the public wastewater network is not available, provide for sustainable rural housing in the county in accordance with the EPA Code of Practice: Wastewater Treatment Systems for Single Houses (2009).

Derelict Dwelling Policy

Policy RH 7 Renovation of Existing Derelict Dwelling

It is a policy objective of the Planning Authority that proposals to renovate, restore or modify existing derelict or semi-derelict dwellings in the County are generally dealt with on their merits on a case by case basis, having regard to the relevant policy objectives of this plan, the specific location and the condition of the structure and the scale of any works required to upgrade the structure to modern standards. The derelict/semi derelict dwelling must be structurally sound and have the capacity to be renovated or extended and have the majority of its original features in place. A structural report will be required to illustrate that the structure can be brought back into habitable use, without compromising the original character of the dwelling. Where the total demolition of the existing dwelling is proposed an Enurement Clause for seven years duration will apply.

DM Standard 27: Access to National and Other Restricted Roads for Commercial & Other Developments

The R380 is designated as a Class II Control Roads (Regional Road)

Whereby, Commercial, industrial and community facilities development and land use shall be restricted to essential needs, in the particular locality, of agriculture, tourism infrastructure, fisheries, forestry, park and ride facilities or existing extractive industries.

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

Sight Distances Required for Access onto National, Regional, Local and Private Roads Vehicular entrances and exit points must be designed by the developer as part of a planning application with adequate provision for visibility so that drivers emerging from the access can enjoy good visibility of oncoming vehicles, cyclists and pedestrians.

Where a new entrance is proposed, the Planning Authority must consider traffic conditions and available sight lines. Road junction visibility requirements shall comply with Geometric Design of Junctions (priority junctions, direct accesses, roundabouts,

grade separated and compact grade separated junctions) (DN-GEO-03060) for rural roads and Design Manual for Urban Roads and Streets for urban roads (including any updated/ superseding document). Where substantial works are required in order to facilitate the provision of adequate sight distances lands within the sight distance triangles shall be within the control of the applicant and shall be subject of a formal agreement with the adjacent landowner which ensures certainty that the applicant is in a position to comply with the relevant condition and or standard.

Exit Visibility Check

Visibility splays shall be measured a minimum distance of 2.4m from the edge of the carriageway ('x' distance) or as determined by Galway County Council. In limited instances this may be reduced to 2.4m and to 2.0m in difficult circumstances on urban roads. Site visibility requirements shall be provided within the development boundary of the site or on lands in the control of the applicant or lands in public ownership. Letter of consent from adjoining property owners will be required in order to achieve sightlines, and these works to be carried out in advance of commencement of construction.

Entry Visibility Check

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

A vehicle turning right into the proposed development shall have a forward visibility to the centre of the opposite lane for a distance of Y to ensure they can safely cross the path of an on-coming vehicle.

Policy Objective NNR 2 Safeguard Regional and Local Roads

To safeguard the carrying capacity and safety of the County's regional and local road network.

5.3. Natural Heritage Designations

Slieve Aughty Mountains SPA (Site code: 004168) is situated c 350 metres east of the site. Peterswell Turlough SAC (Site code: 000318) is situated c 1.5 km west of the site.

6.0 EIA Screening

- 6.1. The proposed development has been subject to preliminary examination for environmental impact assessment. 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

- It is considered that Galway County Council dealt with the application unfairly.
- The applicant has been refused on a single reason relating to traffic movements from the site. However, the site entrance is existing and has served the dwelling on the site that is proposed to be extended.
- The policy stated on the application is DM Standard 28, which refers to a new entrance. It is argued that this standard should not have been imposed as the site entrance is existing.
- The sight distance requirement has been met in full.
- The reason for refusal appears to have been dictated by the Roads Department who have overly complicated what is essentially a simple engineering specification that a 160 m sight line is required on this road which has an 80 kmph speed limit. It is submitted that the pictures on the planner's report show what is nearly a perfect level road where the sight lines are met in full.
- The dwelling house is one of four existing houses with access onto this section of road. There are no reports of major accidents associated with this section of road. The proposed development will only slightly increase the traffic turning movements on this section of road and as such the carrying capacity of the road is not affected and the NNR2 has not been breached.

- The applicants bought this dwelling with the intention of making it their family home. Refusing the application causes unnecessary hardship causes hardship and anguish for the couple at a time of a housing crisis.
- Sympathy is requested by the Commission as life savings have been spent on this house and it is considered that it was harshly judged by Galway County Council.

7.2. **Planning Authority Response**

None.

7.3. **Observations**

None.

8.0 **Assessment**

Having examined all the application and appeal documentation on file and having regard to the relevant local and national policy and guidance, I consider that the main issues in this appeal are those raised in the grounds of appeal and the planning authorities' reasons for refusal and I am satisfied that no other substantive issues arise. AA also needs to be considered.

The main issues, therefore, are as follows:

- Principle of Development
- Access Traffic Safety
- Effluent Disposal
- General

8.1. Principle of Development

8.2. The proposed development is advertised under public notices pursuant to Article 16 (2) (1) of the Planning and Development Regulations 2001 (as amended) as 'extension and renovation of an existing dwelling house'. It is noted that the subject structure is not a dwelling house, it is in fact a derelict dwelling. The submissions on behalf of the applicant including the appeal submission repeatedly refers to 'existing

dwelling'. It is noted that the planners report refers to 'derelict dwelling'. The structure in situ appears to have all of its walls intact. Part of the roof is in place and part of it has an outcrop of vegetation growing through it breaching the roof profile. In my view the planners report has applied the correct relevant policy regarding Derelict Dwellings in the assessment.

- 8.3. Therefore, the public notices could be construed as to not reflect the proposed development accurately, if one applied 'the reasonable person' test, regarding site notices.
- 8.4. This issue, however, is considered to be a validation issue and is one, which is considered to be outside of the remit of the Commission. However, it is important to clarify this issue should a further application be submitted on the subject site, without prejudice, cognizant of my recommendation hereunder.
- 8.5. The policy cited under policy RH 7 regarding renovation of derelict dwellings in the development plan, states that derelict dwellings will be 'generally dealt with on their merits on a case-by-case basis, having regard to the relevant policy objectives of this plan, the specific location and the condition of the structure and the scale of any works required to upgrade the structure to modern standards'. It also states that 'the derelict/semi-derelict dwelling must be structurally sound and have the capacity to be renovated or extended and have the majority of its original features in place'.
- 8.6. Regarding the structural integrity of a derelict dwelling this policy also states that: 'A structural report will be required to illustrate that the structure can be brought back into habitable use, without compromising the original character of the dwelling'. The planners report correctly notes that there is no structural report submitted with the application. Therefore, the application has not complied with the relevant policy of the plan.
- 8.7. The area of the site is Zone 2 wherein ordinarily housing need must be demonstrated. I consider that Policy RH 7 in relation to derelict dwellings, obviates the need to fulfil this rural housing requirement. However, and without prejudice, a structural report of the extant structure must be submitted to satisfy this policy provision.
- 8.8. Overall, based on my observation of the structure on site, it is considered that the principle of the renovation of the existing derelict dwelling on the site would be

acceptable, subject to satisfying the relevant objectives of the plan, including in this instance, sight distances and effluent treatment requirements.

8.9. Access and Traffic Safety

8.10. The appellant argues that there is an existing dwelling on site and therefore the access and sight distances are already clearly established. The appellant suggests that the application of this refusal reason is therefore unfair.

8.11. From my inspection of the site and having examined available mapping and imagery resources, it is not apparent that the subject entrance was the original entrance serving the original dwelling. It is also apparent that extensive works to remove the roadside boundary and construct the entrance gate have taken place and these works have not been indicated in the application or on the public notices.

8.12. As discussed under para 8.2 above, it is considered that the subject structure is not an existing dwelling *per se*, rather it is a derelict dwelling, and as such the planning authority was correct to consider the relevant policy objectives of the plan and the specific location of the site. Therefore, I am of the viewpoint that from the perspective of traffic safety, it behoved the planning authority to apply the necessary policy with regard to traffic safety and public health and in order to comply with relevant policy including Policy Objective NNR2 wherein it is a stated objective of the plan, to safeguard the carrying capacity and safety of the County's regional and local road network in addition to DM Standard 28 regarding sight distances.

8.13. Having inspected the site and traffic traversing the R380 at this location, I made the reasonable observation that the route is indeed a heavily trafficked one, where maximum speed limits apply.

8.14. With regard to the condition of this section of road, the appellant argues that it is nearly a perfect level road where the sight lines of 160 metres are met in full. However, I would disagree in that I noted that there is a slight bend on the road and a slight rise in ground levels, on the serving road, proximate to the front of the site. Furthermore, as noted in the Roads Department report, there is also a continuous white line at this section of the road, indicating less than optimum road conditions.

8.15. The sight distances submitted on the site location map are not drawn to the required level of detail. Furthermore, it is deduced from the site inspection that the sight

distances portrayed do not allow for an X distance measured a minimum distance of 2.4m from the edge of the carriageway. Visibility in both directions is restricted by adjacent roadside boundary vegetation, however visibility towards the northeast is particularly problematic due to the presence of a ditch line in closer proximity to the access point than from the southwest direction. Nevertheless, both sight distances are restricted. It is noted that there is a note on the site layout map, which indicates that hedge trimming is to be carried out to facilitate sight distances. Notwithstanding this provision and without prejudice, the required sight distance triangle is not clearly conveyed on documents lodged and the required visibility is not apparent at the point of entrance/egress to the site on the ground. Furthermore, there is no information on file regarding the ownership of properties on either side of the site entrance and whether consent has been given by adjacent property owner(s) for the required modifications to achieve and maintain sight distances at this location. This is a requirement of DM Standard 28 of the plan.

8.16. Therefore, based on the documents submitted, I would concur with the general thrust of the planning authority's reason for refusal and I do not consider that this was an unfair decision and I am of the viewpoint that permission should be refused for the proposed development as it would be prejudicial to public health by reason of traffic hazard due to restricted sight distances.

8.17. Effluent Treatment

8.18. Having reviewed the documentation on file, I am of the viewpoint that there is insufficient detail submitted with respect to the site and the safe disposal of domestic effluent and in particular the site-specific characteristics of the site when integrated with the proposed proprietary treatment system.

8.19. The observation to the planning application notes that the location of trial holes are not clearly indicated on the documents lodged and I would concur with this statement. Additionally, the photographs on the Site Characterisation Report do not convey any particular features of the site, which would help to identify the location of the trial holes.

8.20. The observer to the planning application also notes that an incorrect servicing road has been referred to on the Site Characterisation Report. The EPA Site Characterisation Assessment Report on file states that the servicing road is the N68,

which is a national route, the Ennis to Kilrush National Road located c. 40 km away from the appeal site. I consider that it is likely that this misinformation informed the decision to refer this file to T.I.I., which is the body that oversees and safe guards the national road network in Ireland. The Road, which services the site is the R 380, a regional route, which is a heavily trafficked regional route.

- 8.21. It is noted that the Planners report clearly refers to the correct road, the R 380. Nevertheless, there is confusion regarding whether the site characterisation report actually applies to the subject site or another site on the N68.
- 8.22. Notwithstanding this confusion and in the event that this is merely a typographical error on behalf of the agent who populated the site characterisation report, there is clearly a significant lack of required site-specific data in respect of the subject site in relation to safe disposal of domestic effluent.
- 8.23. There is a stream running near the north east boundary of the appeal site which, confluences with the shallow drain, which runs along the front site boundary, at a location near the northeast corner of the site. The flow of the stream was particularly turbulent on the date of inspection, which conforms to a high rain fall period prior to the inspection. The direction of flow of the stream was from southeast to northwest along the hedge to the northeast of the site. However, regardless of the rainfall or the saturation levels of the stream, it is a requirement to clearly demonstrate all surface water features on a site layout map accompanying the EPA assessment and it is also a requirement to indicate the direction of surface water flow in addition to ground water flow – where possible. Section 3 of the Site Characterisation Assessment does refer to this stream, although it is not shown on plans accompanying the assessment, it is indicated on the site layout map. The direction of water flow of the stream is indicated but the direction of ground water flow is not indicated. The small drain along the front boundary is not indicated on the maps submitted, albeit there is a soak-pit identified in the area proximate to the drain.
- 8.24. There is a locally important aquifer in the area with extreme vulnerability, yielding an R2/1 groundwater protection response. The site characterisation form states that a trial hole was excavated on the 17/04/2025 to a depth of 0.9metres, where bedrock was encountered and the water table was not encountered. A T-test yielded a result of 31.39 (min/25mm) which is within the parameters of the *2021 EPA document*

Code of Practice: Domestic Wastewater Treatment Systems (Population Equivalent ≤10), 2021. The applicant proposes to install a Tertiary Treatment System and an infiltration treatment area. It is also noted that the Site Characterisation Report refers under Section 3.1 that the Ground Condition is dry with a firm top layer.

- 8.25. The cross-section details submitted are clearly a generic cross section of the chosen site-specific treatment system in a generic context. The overall context including levels and distances to surface water features etc relative to the proposed treatment system are not integrated in such a generic cross section. In this instance, there are 2 surface water features in the general area; the stream proximate to the northeast boundary and the drain on the front boundary. Adequate details are required to be demonstrated on the documents lodged in order to carry out a Risk Assessment under the Source-Path-Receptor model cited in Para 5.2 of the EPA Code of Practice (EPA CoP).
- 8.26. A significant element of surface water ponding on the site was evident at the time of inspection and a transverse surface water channel running east/west across the site, was evident, a few metres from the rear of the derelict dwelling. This may be ponding, due to soil compaction from heavy machinery, associated with felling works on site. In addition, the period of heavy rainfall preceding the site inspection is noted.
- 8.27. The GWPR R21 requires a minimum of 0.9 metres depth of unsaturated soil and/or subsoil between the point of infiltration and the bedrock and water table. I note the depth to bedrock is stated to be 0.9 metres and that the percolation tests were undertaken at 0.4 metres below ground level to the top of the hole, at 0.5 metres over bedrock, rather than as close as possible to the invert of the percolation pipe. Additionally, section 3.2 of the SCA report states that overburden available will have to be raised to support the GWPR. Also, the depth of unsaturated soils/subsoils are not specified in the design details submitted.
- 8.28. The EPA CoP specifically states under para 6.6 that *the type, location and installation requirements for each system should be very clearly set out in the report, highlighting the importance of site levels and the integration of finished floor levels with the site assessment and cross-sections showing drainage falls, soil depth below pipe inverts, etc. In all cases additional attention should be given to providing cross-sections indicating invert levels of pipework etc.* I am of the viewpoint that this level of

detail on a site-specific basis is absent from the application and appeal documentation and generic images are submitted in lieu. I do not consider that a section of the system portrayed in the manufacturers brochure, adheres to the stated site-specific requirements.

- 8.29. As a result of the lack of site-specific detail submitted with the planning application and appeal in relation to the safe disposal of domestic waste water, I am of the viewpoint that permission should be refused on these grounds. However, having regard to the substantive reason for refusal, the Commission may decide not to pursue this issue.

General

- 8.30. The design of the proposal in terms of form and consistency with established single storey design/pattern of development and building line/layout in the area is satisfactory. The proposed materials and finishes are also considered to be satisfactory.

9.0 AA Screening

- 9.1. The Applicant has completed an Ecological Impact Assessment Report, prepared by Enviroplan Consulting Ltd. The report has been completed by an experienced and qualified ecologist.
- 9.2. It is noted that the Ecological Impact Assessment Report, which was written in September 2025, prior to the removal of trees on site and the formation of a new entrance, refers that no bat roosts were identified on the site.
- 9.3. The planning authority has confirmed that no AA Screening Report was received by the Planning Authority, although mentioned in the Ecological Impact Assessment Report.
- 9.4. I note that the appeal site is not directly affected by a European Site. The closest designated sites are:
- Slieve Aughty Mountains SPA (Site code: 004168) is situated c 350 metres east of the site.
 - Peterswell Turlough SAC (Site code: 000318) is situated c 1.5 km west of the site.

- 9.5. I note that the Planning Authority concluded that the proposed development, by itself or in combination with other development in the vicinity, would not likely have a significant effect on European sites, their qualifying interests or conservation objectives. Therefore, no further assessment was deemed to be required.
- 9.6. In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on any European Site(s)] in view of the conservation objectives of the sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

10.0 Water Framework Directive

- 10.1. The subject site is located in a rural area. The development would comprise the renovation and extension of a derelict structure, access, proprietary wastewater treatment system and percolation area and associated works. The detailed development description is set out within Section 2.0 of my report above.
- 10.2. Impact upon water quality within the area was not raised as an issue within the observation or in the planning authority's report. I have assessed the planning documentation and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks to protect and, where necessary, restore surface & ground water bodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration.
- 10.3. Having considered the proposal, it is considered that in order to screen the development out for the purposes of the WFD, additional information to address the wastewater treatment and disposal issues identified above should be provided.

11.0 Recommendation

- 11.1. I recommend that permission be refused.

12.0 Reasons and Considerations

1. Based on the information submitted, it is considered that the proposed development would interfere with the safety and free flow of traffic and endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a regional road, at a point where sightlines are restricted in both directions. It would also contravene Policy Objective NNR 2 of the County Development Plan 2022-2028, where it is an objective to safeguard the carrying capacity and safety of the County's regional and local road network and it would contravene DM 28 of said plan. Therefore, the proposal would be contrary to the proper planning and sustainable development of the area.
2. In the absence sufficient information on file, to demonstrate the safe disposal of waste water to serve the proposed development, in accordance with the EPA Code of Practice for Domestic Waste Water Treatment Systems (2021), the proposed development would be prejudicial to public health 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.

Aisling Dineen

Planning Inspector

12th March 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-500369-GY-25
Proposed Development Summary	Extension and renovation to derelict dwelling house.
Development Address	Cregganore, Kilchreest, Co. Galway
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q.2.
	<input type="checkbox"/> No, No further action required.
(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)	

<p>2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</p>	
<p><input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</p>	
<p><input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3</p>	
<p>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?</p>	
<p><input type="checkbox"/> 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.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. 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>10. Infrastructure Projects (b)(i) Construction of more than 500 dwelling units.</p>

<p>Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</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>No <input checked="" type="checkbox"/></p>	<p>Pre-screening determination conclusion remains as above (Q1 to Q3)</p>

Inspector: _____

Date: _____

Appendix 2:

Screening for Appropriate Assessment Test for likely significant effects

Step 1: Description of the project and local site characteristics

It is proposed to renovate and extend the existing derelict dwelling house. The derelict dwelling footprint is stated to be 63 sq. m. and the proposed extended area is stated to be over 94 sq. m. The proposed design would provide for a four-bed house with a kitchen, sitting room, dining room, utility and bathroom. The site is within a rural area, which is considered to be under urban pressure.

Brief description of project

Refer to description in Report above

Brief description of development site characteristics and potential impact mechanisms

The proposal entails the renovation and extension of an existing derelict dwelling house. It is proposed to serve the dwelling with a PWWTS.

There are single storey dwellings on adjacent sites to the west of the subject site.

There are no watercourses or other ecological features of note on the site that would connect it directly to European Sites in the wider area. However, there is a stream on the adjacent land running in a SE to NW direction. There is a surface drain on the site, which would confluence with the stream on the adjacent land, periodically.

The closest designated site are as follows:

- Slieve Aughty Mountains SPA (Site code: 004168) is situated c 350 metres east of the site.
- Peterswell Turlough SAC (Site code: 000318) is situated c 1.5 km west of the site.

Screening report

N

Natura Impact Statement

N

Relevant submissions

None

[Additional information]: *where relevant and appropriate.

Step 2. Identification of relevant European sites using the Source-pathway-receptor model

European Site (code)	Qualifying interests ¹ Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connections ²	Consider further in screening ³ Y/N
Slieve Aughty Mountains SPA Site Code 004168	https://www.npws.ie/protected-sites/spa/004168	350 metres east	Stream on adjacent lands run away from this site – in opposite direction. No bat roosts detected on site.	N
Peterswell Turlough SAC Site code: 000318	https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO000318.pdf	1.5 km west	Weak. Stream on adjacent land connects with drain on site periodically. Receptor is 1.5 km away.	N

Step 3. Describe the likely effects of the project (if any, alone or in combination) on European Sites AA Screening matrix

Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*	
	Impacts	Effects
Site 1: Name (code) QI list Slieve Aughty Mountains SPA Site Code 004168 A082 Hen Harrier Circus cyaneus A098 Merlin Falco columbarius	Direct: None Indirect: Localized and temporary, low magnitude impacts from noise, dust and construction related emissions during construction. Direction of water flow is in the opposite direction to the SPA.	The contained nature of the site (defined site boundaries, no direct ecological connections or pathways) and distance from receiving features connected to the SPA make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect habitat quality within the SPA for the SCI listed.
	Likelihood of significant effects from proposed development (alone) N	

	If No, is there likelihood of significant effects occurring in combination with other plans or projects? N	
	Possibility of significant effects (alone) in view of the conservation objectives of the site* N	
	Impacts	Effects
Site 2: Name (code) QI list Peterswell Turlough SAC Site code: 000318 3180 Turloughs* 3270 Rivers with muddy banks with Chenopodium rubri p.p. and Bidention p.p. vegetation	Direct: None. Indirect: Indirect impacts (temporary) on surface water/water quality due to construction related emissions including increased sedimentation and construction related pollution, however this would be localized and given the separation distance of 1.5 metres from the source to the receptor, and the provision for dilution, no impacts are likely.	Direct: None Indirect. The contained nature of the site (defined site boundaries, no direct ecological connections or pathways) and distance from the adjacent land to the receiving features connected to the SAC make it highly unlikely that the proposed development could generate impacts of a magnitude that could affect habitat quality within the SAC for the SCI listed.
	Likelihood of significant effects from proposed development (alone) N	
	If No, is there likelihood of significant effects occurring in combination with other plans or projects? N	
Step 4: Conclude if the proposed development could result in likely significant effects on a European site Due to the location of the development site, its contained nature, and the distance between the site and the nearest designated sites, and the direction of water flow, I consider that the proposed development would not be expected to generate impacts that could affect anything but the immediate area of the development site, thus having a very limited potential zone of influence on any ecological receptors.		
I conclude that the proposed development (alone) would not result in likely significant effects on Peterswell Turlough SAC Site code: 000318 or Slieve Aughty Mountains SPA Site Code 004168. The proposed development would have no likely significant effect in combination with other plans and projects on any European site(s). No further assessment is required for the project. No mitigation measures are required to come to these conclusions.		

Screening Determination

Finding of no likely significant effects

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

Inspector:

Date:

DP/ADP:

Date:
