



An
Coimisiún
Pleanála

Inspector's Report PL-500402-OY-25

Development	Construction of a dwelling house.
Location	Carrigeen, Fivealley, Birr Co. Offaly
Planning Authority	Offaly County Council
Planning Authority Reg. Ref.	25/60255
Applicant(s)	Dara & Shauna Bulfin
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Brendan Hynes
Observer(s)	None
Date of Site Inspection	16 th March 2026
Inspector	Elaine Power

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1.0 Site Location and Description

1.1. The appeal site is located in a rural area, within the townland of Carrigeen, Co. Offaly, c. 9km north east of Birr. The appeal site has a stated area of 0.218 ha and forms part of a larger farm holding in the ownership of one of the applicants (Dara Bulfin) father. The site is bound to the north by an existing agricultural structure which forms part of the farmyard. There is an existing farmhouse to the west of the appeal site, on the opposite side of the access road. To the south and east the site is bound by agricultural lands. The topography of the land slopes downwards to the south and east with a level difference of c. 2.5m within the site. Access from the site is from a local road (L70051) which is accessed via the N52 national road.

2.0 Proposed Development

2.1. The proposed development comprises the construction of a single storey residential dwelling with a stated area of 182.94sqm and a septic tank and percolation area.

3.0 Planning Authority Decision

3.1. Decision

Permission was granted subject to 12 no. conditions. Condition no. 2 requires that the house be first occupied as a place of permanent residence by the applicant or members of the applicants immediate family.

3.2. Planning Authority Reports

3.2.1. *Planning Reports*

The initial planners report dated 14th August 2025 noted that the site is located within a 'Structurally Weaker' area and raised no objection in principle to the proposed residential development. However, given the constraints and topography of the site there where a number of concerns with the proposed siting and design of the dwelling. The report recommended that 4 no. items of further information be sought. These are outlined below.

1. A revised site layout plan relocating the proposed house closer to the existing dwelling and into the sloping landscape. Ensure retention of the mature hedgerow to the east / southeast and provide detail regarding the amount of cut and fill required.
2. A revised drawings demonstrating a revised wall to roof ratio.
3. A revised dwelling section detailing the slope of the roof.
4. Response to the concerns raised in the third-party submissions.

The Planners report dated 10th November 2025 considered that the items of further information had been adequately addressed and recommended that permission be granted subject to conditions.

3.2.2. **Other Technical Reports**

District Engineer: Report dated 13th August 2025 raised no objection subject to conditions.

Roads Section: Email dated 31st July 2025 states that the proposed development is not anticipated to have a significant impact on the national road network. Therefore, there are no comments.

Environment and Water Service: Report dated 30th July 2025 raised no objection subject to conditions.

3.3. **Prescribed Bodies**

Transport Infrastructure Ireland (TII): The report dated 17th July 2025 considers that the Planning Authority should rely on official policy relating to development on / affecting national roads as outlined in the Spatial Planning and National Roads Guidelines.

3.4. **Third Party Observations**

Two submissions were received by the Planning Authority. The concerns raised primarily related to a potential increase in traffic generated by the proposed development.

4.0 Planning History

Subject Site

None

Surrounding Sites

Reg. Ref. 25/60254, ACP-323621-25: Retention permission was granted in 2025 for existing agricultural developments and all associated siteworks. This decision is currently on appeal.

5.0 Policy Context

5.1. **Offaly County Development Plan 2021-2027**

The appeal site is located in the rural area on unzoned lands.

Figure 2.1 identifies rural area types. The appeal site is located in a Structurally Weaker Rural Area. The Core Strategy notes that these areas are characterised by persistent / significant population decline and weaker economic structure based on indices of income, employment and economic growth.

The following policies is considered relevant.

Policy SSP-28: It is Council policy that within areas of the open countryside identified as being:

- Not within a Rural Area under Strong Urban Influence or not in a Stronger Rural Area
- Not in an Area of Special Control (Refer to Figure 2.6)

There will be a presumption in favour of applications for single houses by persons from within or outside these areas who seek a permanent dwelling and will therefore contribute to the social and economic wellbeing of the area, subject to high quality siting and design.

It is the policy of the Planning Authority to prohibit speculative development in these areas. Any application for a single permanent dwelling must be made in the name of

the person for whom it is intended, and a condition will be attached to any permission granted requiring them to occupy the house in the first instance.

Chapter 13 sets out Development Management Standards for County Offaly. The following are considered relevant:

DMS-44: On-site Wastewater Treatment requires that all individual on-site wastewater treatment systems meet the standards of Environmental Protection Agency (EPA) 'Code of Practice on Wastewater Treatment and Disposal Systems serving Single Houses' (October 2009) or any later version.

DMS-45: Site Size requires that a minimum site size of 0.2 hectares (0.5 acres) is required to accommodate a dwelling in the open countryside.

DMS-46: Road Frontage states that dwellings in the open countryside shall provide a minimum of 30 metres road frontage unless on a case-by-case basis and it is desirable to maintain existing boundary or landscape features.

DMS-48: Design and Siting states that all planning applications for single houses in the countryside shall demonstrate a high standard of siting and design.

DMS-52: Water Supply relates to the provision of a safe and reliable water supply and that where a site is served by mains water, a connection must be made.

DMS-53: Surface Water Drainage broadly requires that surface water is not permitted to flow on to the public road from any rural residential site.

DMS-97: Safe Site Distances requires access onto National, Regional and Local Roads and states that. A sightline of 60m from vehicular entrances for tertiary roads is 60 metres.

5.2. **National Planning Framework – First Revision 2025**

The NPF is the long-term strategy for planning and sustainable development of urban and rural areas, with the core objectives of securing balanced regional development and a sustainable 'compact growth' approach.

National Policy Objective 28: Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:

- In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.
- In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

5.3. **Sustainable Rural Housing – Guidelines for Planning Authorities, 2005**

The guidelines state that development plans should facilitate the housing need of the rural community while directing urban generated housing to settlements. They require a distinction to be made between 'Urban Generated' and 'Rural Generated' housing need. A number of rural area typologies are identified including rural areas under strong urban influence which are defined as those with proximity to the immediate environs or close commuting catchment of large cities and towns. Examples are given of the types of circumstances for which 'Rural Generated Housing Need' might apply. These include 'persons who are an intrinsic part of the rural community' and 'persons working full time or part time in rural areas'.

5.4. **EPA Code of Practice Domestic Wastewater Treatment Systems, 2021**

This document provides guidance on the site characterization, design, operation, and maintenance of domestic wastewater treatment systems.

5.5. **Natural Heritage Designations**

The appeal site is not located within or immediately adjacent to a designed area. Lough Coura pNHA (000909) is located c. 200m west of the appeal site.

5.6. **EIA Screening**

The proposed development has been subject to preliminary examination for environmental impact assessment, refer to Appendix 1 and 2 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.

6.0 The Appeal

6.1. Grounds of Appeal

The third party appeal from Brendan Hynes states that there is no objection in principle to a house on the appeal site. However, there are serious safety concerns. The appeal includes a photograph of a HGV accessing the laneway.

The grounds of the third party appeal are summarised below:

- The lane does not have the capacity to accommodate the proposed development. There are a large number of agricultural machines already using this lane associated with the Bulfins Contracting and Dairy business.
- The access lane is narrow and does not accommodate two-way traffic. This results in vehicles having to reverse onto the N52, which has a speed limit of 100km/hr, with limited visibility. This is an unacceptable traffic hazard.
- There are no footpaths on the lane.

6.2. Applicant Response

The applicant's response to the appeal is summarised below.

- The third-party appeal does not raise any objection to the principle of the proposed development and raised concerns relating to a public road that provides access to the site.
- No evidence is submitted with the appeal that the traffic levels on the access road cause an issue for any existing residents. Having regard to the unsubstantiated nature of the issues raised in the appeal it is recommended the appeal be dismissed in accordance with Section 138 (1)(a)(ii) of the Planning and Development Act, 2000 (as amended).

- The District Area Engineer had no objection to the proposed development.
- Local roads are used throughout the country to transport goods and produce to and from farms and to support seasonal activities.
- The management of the road is an issue for Offaly County Council.

6.3. **Planning Authority Response**

The response from the Planning Authority notes the content of the third-party appeal. The Commission's attention is brought to the technical reports on file, in particular the District Engineer's report and it is requested that the Commission support the Planning Authority's decision to grant permission in this instance.

6.4. **Observations**

None

6.5. **Further Responses**

None

7.0 **Assessment**

7.1. Having examined the appeal details and all other documentation on file, including all of the submissions received in relation to the appeal, the report of the local authority and inspected the site, I consider that the substantive issues in this appeal to be considered are as follows:

- Housing Need
- Traffic
- Water Services

7.2. In the interest of clarity my assessment relates to the development submitted by way of further information.

7.3. **Housing Need**

- 7.3.1. No concerns were raised by the Planning Authority or the third party regarding the applicants housing need. Information provided with the application indicates that one of the applicants (Dara Bulfin) has lived at the family home, located to the west of the appeal site, for his entire life and that currently both applicants reside at the family home. The farm holding is currently within the ownership of the applicant's father and that the applicant works full time on the farm with his father and is actively involved in the management of the farming business. It is noted that this is a family farm, that has been in the ownership of the applicant's family for seven generations. It is stated that the applicant (Dara Bulfin) would inherit the farm when his father retires.
- 7.3.2. Policy SSP-28 of the Development Plan states that it is policy that within areas of the open countryside, that are not within a Rural Area under Strong Urban Influence or a Stronger Rural Area and not within an area of Special Control there will be a presumption in favour of applications for single houses by persons from within or outside these areas who seek a permanent dwelling and will therefore contribute to the social and economic wellbeing of the area, subject to high quality siting and design. Figure 2.1 of the Development Plan indicates that the appeal site is located in a Structurally Weaker Rural Area. The Core Strategy notes that these areas are characterised by persistent / significant population decline and weaker economic structure based on indices of income, employment and economic growth. The appeal site is not located within an area of high amenity and there are no protected views or prospects. Therefore, in accordance with Policy SSP-28 there is a presumption in favour of a single house, subject to high quality siting and design. The siting and design is addressed below.
- 7.3.3. RPO 4.8 of the RSES considers that the provision of single house in the open countryside is based on the core consideration of demonstrable economic or social need to live in a rural area, and compliance with statutory guidelines and plans, having regard to the viability of smaller towns and settlements. It is my opinion that applicant has adequately demonstrated an economic need to live at the appeal site. The proposed house would provide accommodation for the applicants, one of which is employed full time on the family farm. It is my opinion that the proposed house would not negatively impact on the viability of smaller towns and settlements.

- 7.3.4. The Sustainable Rural Housing guidelines also state that development plans should facilitate the housing need of the rural community while directing urban generated housing to settlements. Examples are given of the types of circumstances for which 'Rural Generated Housing Need' might apply. These include persons working full time or part time in rural areas. It is my opinion that the proposed development is in accordance with the provisions of the guidelines with regard to housing need.
- 7.3.5. Policy SSP-28 of the Development Plan also states that that to prohibit speculative development a condition would be attached to any grant of permission that requiring the applicant to occupy the house in the first instance. It is noted that the Planning Authority attached a condition which requires that the house be first occupied as a place of permanent residence by the applicant or members of the applicants immediate family. If permission is being contemplated it is recommended that a similar condition be attached.
- 7.3.6. Having regard to the documentary evidence submitted by the applicants it is my opinion that the proposed residential dwelling, which is not urban generated housing, would form an integral part of the family farm, and is supported by RPO 4.8 of the RSES, the provisions of the Sustainable Rural Housing Guidelines and Policy SSp-28 of the Offaly County Development Plan 2021 – 2027.

7.4. ***Design Approach***

- 7.4.1. No concerns were raised by the third party regarding the design and siting of the proposed house. The proposed single storey house has a stated area of c. 183sqm and a traditional design approach. Due to the sloping topography of the site is proposed to lower a section of the site by c. 0.5m to provide a level site. This is considered reasonable. The ridge of the proposed house would sit c. 2.8m below that of the existing farm house. The siting of the proposed house, as submitted by way of further information, ensure that the existing hedgerow to the east of the site can be retained. This is welcomed. Overall, I am satisfied that the proposed house, as submitted by way of further information, is proportionate to the site and can be absorbed within the wider landscape. Therefore, I have no objection to the design and siting.

7.5. ***Traffic***

- 7.5.1. The third party raised concerns that there is no capacity on the access road to accommodate any additional vehicular movements. The submission from TII raised no objection to the proposed development and states that the Planning Authority should rely on official policy relating to development on / affecting national roads as outlined in the Spatial Planning and National Roads Guidelines. The appeal site is accessed from a local road (L70051) and is c. 600m from the junction of the L70051 and the N52. Therefore, it does not have a direct impact on a National Road. The report from the Planning Authority's Road Section states that the proposed development is not anticipated to have a significant impact on the national road network.
- 7.5.2. There are currently 6 no. houses and associated agricultural landholdings accessed from the public road. It is acknowledged that the road is narrow in parts with a bend and no footpaths. However, this is commonplace within rural areas. During my site visit it was noted that there are driveway entrances and sections of the road which allow for two vehicles to pass. It is also noted that the applicants are currently residing at the family farm. Therefore, the proposed house is unlikely to generate any additional vehicular movements on the access road. While the concerns of the third party are noted, given the limited number of properties and associated vehicular movements generated by each property, the relatively limited length (600m) of the public road and the reports of TII and the Planning Authority's Roads Section. I am satisfied that the provision of an additional dwelling would have a negligible impact on the capacity of the L70051 and the N52.

7.6. **Water Services**

- 7.6.1. No concerns were raised by the Planning Authority or the third party regarding the provision of on-site wastewater treatment system to serve the proposed house. Chapter 13 of the Development Plan sets out Development Management Standards (DMS). DMS-44 requires that all individual on-site wastewater treatment systems meet the standards of Environmental Protection Agency (EPA) 'Code of Practice on Wastewater Treatment and Disposal Systems serving Single Houses' (October 2009) or any later version.
- 7.6.2. It is proposed to install a septic tank with percolation area. Wastewater would flow by gravity from the proposed dwelling to the septic tank. Treated effluent from the septic

tank would flow by gravity to a distribution box, which would evenly distribute the treated wastewater to the percolation trenches. The septic tank is located c. 15m from the proposed dwelling and the percolation area is located a minimum of c. 13m from the house. Table 6.2 of the 'EPA Code of Practice for Waste Water Treatment and Disposal Systems Serving Single Houses' sets out minimum separation distances to a variety of feature and notes that the separation distances should be increased where possible. The proposed system exceeds the minimum recommended separation distances set out in the EPA Code of Practice.

- 7.6.3. The Site Suitability Assessment Form notes that the site was in agricultural / pasture use with no vegetation to suggest poor drainage and that there are no surface water drains or streams. The assessment states that the house would have a PE of 6. The trial hole for the house was 3.3m deep and recorded Clay over Gravely Silt / sand with gravel and occasional limestone cobbles. The water table was not encountered. With regard to the percolation characteristics of the soil, an average T value was recorded as 33.67 and the P value was recorded as 14.78. This indicates that the site is suitable for the installation of an on-site domestic wastewater treatment system.
- 7.6.4. The proposed house would connect to the Eglish and Drumcullen Group Water Supply Scheme. It is noted that a letter was submitted with the application from the Eglish and Drumcullen GWSS stating that a connection is permissible. The connection would be made at the southwest portion of the site, adjacent to the access road and c. 30m from the proposed percolation area. I have no objection to the proposed connection and note that the separation distance from the percolation is in excess of that required with the EPA Code of Practice.

8.0 AA Screening

- 8.1. 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 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. This determination is based on:

- The small scale and nature of the scheme,
- The urban location of the site,
- The separation distance from nearest European site, and
- The lack of a direct or indirect pathway to any designated site.

9.0 Water Framework Directive (Screening)

9.1. The appeal site is located in the rural townland of Carrigeen. The nearest watercourse is Little (Cloghan)_010 (IE_EA_09L010850) located c. 550m north of the appeal site. This waterbody has a Poor Status. The WFD Risk is currently under review. The groundwater body underlying the site is Birr Gravels (IE_SH_G_244). The groundwater has a Good Status and is Not at Risk.

9.2. The proposed development comprises the construction of a single storey house. No water deterioration concerns were raised by the Planning Authority or the third parties.

9.3. 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 and ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and / or groundwater water bodies either qualitatively or quantitatively.

9.4. The reason for this conclusion is as follows

- The small scale and nature of the development
- Location-distance from nearest water bodies
- Lack of hydrological connections

9.5. 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.

10.0 Recommendation

- 10.1. Having regard to the above assessment, and based on the following reasons and considerations, it is recommended that permission be granted subject to conditions.

11.0 Reasons and Considerations

Having regard to Policy SSP-28 of the Offaly County Development Plan 2021 – 2027, RPO 4.8 of the Regional Spatial Economic Strategy, the provisions of the Sustainable Rural Housing Guidelines and to the nature, scale and design of the proposed house, the surrounding rural context and the established pattern development it is considered that subject to compliance with the conditions set out below, the proposed development would be acceptable and would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would not result in a deterioration of water quality and would be acceptable in terms of traffic safety and convenience. The proposed development and the development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

12.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 17th day of October 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The proposed house shall be first occupied as a place of permanent residence by the applicant, members of the applicant's immediate family or their heirs, and shall remain so occupied for a period of at least seven years thereafter, unless otherwise agreed in writing with the planning authority for its occupation by other persons who belong to the same category of housing need as the applicant. Prior to commencement of development, the applicant shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act, 2000 to this effect.

(b) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the planning authority a written statement of confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation. This condition shall not affect the sale of the dwelling by a mortgagee in possession or the occupation of the dwelling by any person deriving title from such a sale.

(c) The dwelling shall be used as a single dwelling unit and shall not be subdivided for multi-unit occupancy.

Reason: To ensure that the proposed house is used to meet the applicant's stated housing need and that development in this rural area is appropriately restricted to meeting essential local need in the interest of the proper planning and sustainable development of the area.

3. Prior to commencement of development the applicant shall submit for the written agreement of the planning authority details of materials, colour and texture of all the external finishes to the proposed house.

Reason: In the interest of visual amenity and to ensure an appropriately high standard of development.

4. The site shall be landscaped as per the Site Layout Plan submitted by way of further information on the 17th October 2025. The landscape scheme shall be carried out within the first planting season following substantial completion of external construction works. The existing hedgerow and trees at the sites boundaries shall be retained and maintained.

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

Reason: In the interest of residential and visual amenity and integrating the development into the landscape.

5. All service cables associated with the proposed development, such as electrical, telecommunications and communal television, shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. Details of the ducting shall be submitted to and agreed in writing by the planning authority prior to the commencement of development.

Reason: In the interests of visual and residential amenity

6. (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.
(b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

Reason: In the interest of traffic safety and to prevent flooding or pollution.

7. a) The septic tank hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on [date] and shall be in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent \leq 10)” – Environmental Protection Agency, 2021.
(b) Treated effluent from the septic tank shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water

Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021.

(c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

Reason: In the interest of public health and to prevent water pollution

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

Reason: To safeguard the amenity of property in the vicinity.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the

Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Elaine Power
Senior Planning Inspector

26th March 2026

**Appendix 1:
EIA Pre-Screening**

Case Reference	PL 500402-OY-25
Proposed Development Summary	The construction of a house.
Development Address	Carrigeen, Fivealley, Birr, Co. Offaly.
	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 type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
<input checked="" 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	

<p>type of proposed road 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)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	<p>10 (b)(i): Construction of more than 500 dwelling units.</p> <p>10 (b)(iv): Urban Development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.</p> <p>15: Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.</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:

EIA Preliminary Examination

Case Reference	PL-500402-OY-25
Proposed Development Summary	The construction of a house.
Development Address	Carrigeen, Fivealley, Birr, Co. Offaly.
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 proposed development comprises the construction of a single house in the open countryside.</p> <p>The nature and scale of the proposed development is minor not regarded as being significantly at odds with the surrounding pattern of development.</p> <p>No developments have been identified in the vicinity which would give rise to significant cumulative environmental effects.</p> <p>Given the nature and scale of the proposed development it would not give rise to significant use of natural resources, production of waste, pollution, nuisance, or a risk of accidents. The site is not at risk of flooding. There are no Seveso / COMAH sites in the vicinity of this location.</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,	<p>The appeal site is located in the rural townland of Carrigeen.</p> <p>There are no protected structures on the site, and the site is not listed as being of historic, cultural or archaeological importance. There are no protected landscapes in the wider area.</p> <p>It does not host any species of conservation interest. This site is not located on, in or adjacent to any ecologically sensitive site and does not have the potential to impact any such sites.</p>

cultural or archaeological significance).	Having regard to the location of the site and the nature and scale of the development there is no potential to significantly affect environmental sensitives in the area, including protected structures or any building of architectural merit.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	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.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	
There is a real likelihood of significant effects on the environment.	

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)