



An
Coimisiún
Pleanála

Inspector's Report PL-500458-DF-25

Development	Construction of dwelling with waste water treatment and all associated site works
Location	North Hill, Rush, Co. Dublin.
Planning Authority	Fingal County Council
Planning Authority Reg. Ref.	F25A/0951E
Applicant(s)	Kim Lyons
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party Normal Planning Appeal
Appellant(s)	Kim Lyons
Observer(s)	None
Date of Site Inspection	3 rd July 2026
Inspector	Fiona Fair

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1.0 Site Location and Description

- 1.1. The site comprises, a stated area of 0.2ha, of greenfield, agricultural land and is accessed via 'The Avenue' in North Hill, Rush, Co. Dublin. It is bounded by agricultural land to the north, south, and west. To the east an established residential area St. Cathrine's Estate is the closest residential area in proximity of the site.
- 1.2. The surrounding area is rural in character, comprising of agricultural buildings and lands.
- 1.3. The proposed development is located on a narrow lane off a road network which has a 50km/hr speed limit. The roads bounding the east, north and south of the site are narrow with an approx. width of 3m.

2.0 Proposed Development

- 2.1. The proposed development, comprises of the following:
 - Construction of new detached storey and a half dwelling house
 - Waste water treatment plant and percolation area storm water percolation area
 - All associated site works.
 - New vehicular entrance off access

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. Decision to refuse planning permission subject to two number reasons for refusal, namely:
 1. The Planning Authority has significant concerns regarding the inadequate quality of road surfacing and the relative accessibility to the application site. In the absence of any proposed upgrades to the local road network, the proposed development is considered to represent a traffic hazard and therefore fails to comply with Objectives SPQHO54 & Objective DMSO118 of the Fingal Development Plan 2023-2029. The proposed development if

granted, would set an undesirable precedent for developments of a similar nature at similarly poorly accessible sites, and would be contrary to the proper planning and sustainable development of the area.

2. The subject site is within the 'RU' Rural zoning objective under the Fingal Development Plan 2023 - 2029, the objective of which is to 'protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage'. Having regard to the rural character and appearance of the surrounding housing on Rural zoned lands, it is considered that the proposal by virtue of its design, mass and scale would seriously injure the visual amenity, character and appearance of the rural area and would be wholly out of character with rural housing within the locality. The proposed development would be contrary to Policy SPQHP55, Objective SPQHO84 - Table 14.9: 'Design Guidelines for Rural Dwellings' of the Fingal Development Plan 2023-2029. The development would set an undesirable precedent for developments of a similar nature and would be contrary to the proper planning and sustainable development of the area

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The Planners report has regard to the pre-planning meeting held. The subject proposal is assess in terms of the County Developemnt Plan and other relevant planning considerations. The primary issues for assessment included:
 - Principle of Development
 - Rural Housing Assessment
 - Impact on the Visual & Residential Amenity of the Area
 - Access, Parking, and Transport
 - Water Services and Drainage
 - Landscaping and Tree Protection

- Screening for Appropriate Assessment
- EIA Screening

3.2.2. Other Technical Reports

- Report of Parks and Green Infrastructure – dated 15th October 2025 – requests that should RFI be requested that a comprehensive landscaping plan be provided, should planning permission be granted a condition with respect to landscaping should be attached.
- Report of the Transportation Planning Section – dated 15th October 2025. Report recommends refusal of permission It concludes that: “The access roads are currently substandard in terms of its width & surface condition and any increase in traffic on this road would not be advised; consequently, the Transportation Planning Section does not support the proposed development due to the substandard vehicular & pedestrian access and would be considered a traffic hazard”.
- Report of the Water Services Department – dated 15th October 2025, No Objection to the subject proposal subject to condition.

3.3. Prescribed Bodies

None received.

3.4. Third Party Observations

3.5. One (1 no.) third-party submission was received from Robert O'Donoghue TD. It has been summarised as follows:

- A letter of support for the proposed development.
- The letter states that the applicant has a genuine rural housing need and has been a resident of Rush in excess of 10 years.
- The design of the application is in keeping with similar dwellings in the North Hill area of Rush.

4.0 Planning History

None.

5.0 Policy Context

5.1 Development Plan

The site is zoned: RU - Rural with objective “to protect and promote in a balanced way, the development of agriculture and rural related enterprise, biodiversity, the rural landscape, and the built and cultural heritage”.

Also, the site is located within a ‘Highly Sensitive Landscape’. on Sheet No. 14 ‘Green Infrastructure 1’ of the Fingal Development Plan 2023-2029. Therefore, emphasis must be placed on the retention of landscape features such as trees and boundary vegetation.

The vision for 'RU' zoned lands is to:

'Protect and promote the value of the rural area of the County. This rural value is based on;

- Agricultural and rural economic resources
- Visual remoteness from significant and distinctive urban influences,
- A high level of natural features.

Agriculture and rural related resources will be employed for the benefit of the local and wider population. Building upon the rural value will require a balanced approach involving the protection and promotion of rural biodiversity, promotion of the integrity of the landscape, and enhancement of the built and cultural heritage.' The site is surrounded by lands with the 'RU' land-use zoning objective.

Policy relevant to development of this type includes:

2.7.2 Role of Each Settlement:

- Rural Towns and Villages Objectives:
- Objective CSO77 - Rural Generated Housing

Rural Towns and Villages Policies

- Policy CSP41 - Sustainable Rural Development Policy
- CSP42 - Review of Rural Housing Policy

3.5.15 Housing in Rural Fingal

- Policy SPQHP45 - Rural Housing
- Policy SPQHP46 - Rural Settlement Strategy
- Policy SPQHP47 - Review of the Rural Housing Policy and Local Need
Criteria Objective SPQHO66 - On site Treatment Systems
- Objective SPQHO69 - Vehicular Entrances

9.6.14 Landscape Character Assessment

- Policy GINHP25 - Preservation of Landscape Types
- Section 13.4 Ancillary Uses.
- Objective 204 -Ancillary Uses

Quality Housing for Sustainable Communities - Best Practice Guidelines 2007,

Objective DMSO43 - Siting of New Dwellings in a Rural Area

14.12.3 Design Guidelines for Rural Dwellings

Table 14.9: Design Guidelines for Rural Dwellings

Objective DMSO70 - Replacement of Trees

14.18.1 Tree Policy

Objective DMSO125 - Management of Trees and Hedgerows

Objective DMSO126 - Protection of Trees and Hedgerows during Development.

5.2 National/Regional Plans/Policies

National Planning Policy

- 5.1.1. National policy context for new dwellings in rural areas is set by the applicable planning guidelines and National Planning Framework.

Sustainable Rural Housing Guidelines for Planning Authorities, 2005

- 5.1.2. The Rural Housing Guidelines outlines the planning context for applicants seeking dwellings in rural areas, including those areas under urban influence, defines 'rural generated housing', and identifies the different categories of persons which can demonstrate a rural housing need.

National Planning Framework: First Revision, April 2025

- 5.1.3. The National Planning Framework (NPF, as revised) postdates the guidelines and maintains the established policy that applicants for new rural dwellings in locations under urban influence demonstrate a functional economic or social requirement for housing need.

- 5.1.4. The relevant National Policy Objective (NPO) is NPO 28 (previously NPF NPO 19).

NPO 28:

- 5.1.5. 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 settlement.

5.4 Natural Heritage Designations

- 5.1.6. The appeal site is not located in or immediately adjacent to a European site, a Natural Heritage Area (NHA) or a proposed NHA (pNHA).
- 5.1.7. The nearest designated sites are North West Irish Sea cSPA (site code: 004236) , located approximately 1.03Km to the east and Rogerstown Estuary SPA (site code 004015) Rogerstown Estuary SAC (Site code 000208) and Rogerstown Estuary NHA, located approximately 1.03Km to the south east.

6.0 EIA Screening

- 6.1.1. The proposed development 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

- 7.1.1. The First Party appeal is summarised as follows:
- The reasons for refusal can be overcome by way of condition.
 - The access road can be upgraded to a safe and acceptable standard using well-established rural road improvement methods.
 - The access road can be upgraded easily and safely.
 - The applicant will fund full upgrades.
 - Emergency / refuse access fully resolvable – no basis for prematurity.
 - Precedent exists in the immediate rural hinterland for dwellings of a similar scale, height and character located at the edge of Rush and within rural zoned lands, contradicting any alleged visual incompatibility.
 - The applicant has no difficulty reducing the scale, revising fenestration and redesigning architectural features, should the Board consider that appropriate under Section 34(3) of the Act.
 - A revised design will reduce visual prominence by lowering the ridge height.
 - The applicant is willing to modify, omit or relocate rooflights, reduce scale and size and provide a traditional rural house design, if required by the Commission.

- The applicant has fully satisfied local rural housing need, a fact accepted by FCC in the manager's report.
- The development will not result in an adverse environmental, landscape, wastewater or infrastructural impact.
- A detailed landscape plan will be submitted if conditioned by the Commission.
- The appeal is accompanied with a letter of Quotation from F. Butterly Plant Hire to repair existing roadway 270m long at North Hill, Rush. Works to include preparation, supply, lay, level and power roll hardcore.

7.2. Applicant Response

- None

7.3. Planning Authority Response

- 7.3.1. Response received. The Commission is respectfully requested to uphold the decision of the PA. In the event, planning permission is granted, then provision should be made for a financial contribution in accordance with S48 and also a tree bond is required.

7.4. Observations

- None

7.5. Further Responses

- None

8.0 **Assessment**

8.1. The main issues that arise for assessment in relation to this appeal can be addressed under the following headings:

- **Principle of Development / Policy Context**
- **Reasons for Refusal**
 - **Traffic Hazard**
 - **Impact Upon Visual Amenity**

8.2. **Principle of the Development / Policy Context**

- 8.2.1. Fingal County Council has raised no issues of concern in relation to principle of development, compliance with Rural Settlement Strategy and or water services and drainage. I note issues raised with respect to landscaping and tree protection which was considered could be resolved by way of condition and compliance. The reasons for refusal as issued by the Planning Authority refers to traffic hazard and the proposal by virtue of its design, mass and scale would seriously injure the visual amenity, character and appearance of the rural area. No third-party concerns have been raised.
- 8.2.2. The proposed development is located on lands zoned "RU"- Rural zoned lands. The proposed site is located approximately 2.3km from applicant's family home, at Chanel Road, Rush. A map and land registry documentation has been submitted confirming that the applicant's mother is the legal landowner of the site. Additionally, a letter of consent from the landowner has been submitted. The applicant has submitted letters from educational institutions confirming the applicant's residence at Chanel Road for a period that covers 15 years. I agree that the applicant has met the requirements of the Rural Settlement Strategy.
- 8.2.3. Therefore, subject to development standards in respect of connectivity, access and layout and design, I consider the development is acceptable in principle.

Reasons for Refusal

8.3. Traffic Hazard:

- 8.3.1. The first reason for refusal, set out in detail in section 3.1 of this report considers, in the absence of any proposed upgrades to the local road network, the proposed development is considered to represent a traffic hazard and therefore fails to comply with Objectives SPQHO54 & Objective DMSO118 of the Fingal Development Plan 2023-2029. The proposed development if granted, would set a hugely undesirable precedent for developments of a similar nature at similarly poorly accessible sites.
- 8.3.2. Objective SPQHO54 – ‘Vehicular Entrances’ states: “Presume against the opening up of a new additional vehicular entrance into the site of any proposed house, unless necessary in the interest of safety or because no viable alternative exists”.
- 8.3.3. And Objective DMSO118 – ‘Road Safety Measures’ states: “Promote road safety measures in conjunction with the relevant stakeholders and avoid the creation of traffic hazards”.
- 8.3.4. The proposed development is located on a narrow substandard right of way (RoW) laneway off a road network which has a 50km/hr speed limit. The roads bounding the east, north and south of the site are narrow also indicated as RoW on www.landdirect.ie, with an approx. width of 3m. These access roads also have a substandard surface condition. The transportation planning section report, dated 15th October 2025, states that the existing road network at this location has no adequate turning facilities to accommodate emergency vehicles or refuse collection. It considers that the access roads are substandard in width and surface condition with no footpaths. The report states that “due to the current condition of these access roads, the proposed development is considered a traffic hazard. In the absence of a specific scheme to upgrade this laneway any additional units would be premature. Similar narrow access lanes in the County have required upgrading to facilitate further development. A strategic approach would be required for further development on this road. Any increase of traffic on this road would not be advised”.
- 8.3.5. Sustainable Rural Housing policy and the policy and objectives of the Fingal County Development Plan 2023-2029 (FCDP) require that the vehicular entrance serving a rural house must be designed and located so as to provide safe access. Paragraph

14.17.6 Road Safety of the FCDP states that “in the design and/or improvement of roads and in the assessment of planning applications for new development, the safety of all road users, including pedestrians, cyclists and motorists will be a primary consideration”.

- 8.3.6. Regard being had to the first party appeal submission, that the road can be upgraded to a safe and acceptable standard using well-established rural road improvement methods, essentially that the reason for refusal can be overcome by way of condition, I disagree. Having carried out a site visit and having regard to the technical advice, I consider the matter cannot be resolved by attaching conditions to a grant of permission. The laneway access is substandard. I note the Transportation report on file which states that “in the absence of a specific scheme to upgrade this laneway any additional units would be premature. Similar narrow access lanes in the County have required upgrading to facilitate further development. A strategic approach would be required for further development on this road. Any increase of traffic on this road would not be advised”. It is not appropriate in my opinion to attach a condition that the lane be repaired by the applicant. It is a RoW and it is unclear whether or not the works impact upon third parties. I consider that compliance with the Roads Act is a matter for the Council. The council are clear that the proposal is premature, and a strategic approach is required.
- 8.3.7. The applicant has failed to demonstrate that the proposed development will not undermine public or traffic safety, avoiding any potential traffic hazard and protecting the safety and capacity of the road network in a manner that is appropriate to the location and context.
- 8.3.8. In conclusion, I am satisfied the proposal would result in unacceptable development of the site which fails to provide safe access to the surrounding area, would set a negative precedent and be contrary to Objective DMSO118 of the FCDP 2023 - 2029.

8.4. **Visual Amenity**

- 8.4.1. The second reason for refusal relates to impact upon visual amenity. It is considered that the proposal by virtue of its design, mass and scale would seriously injure the visual amenity, character and appearance of the rural area and would be wholly out

of character with rural housing within the locality. The proposed development would be contrary to Policy SPQHP55, Objective SPQHO84 - Table 14.9: 'Design Guidelines for Rural Dwellings' of the Fingal Development Plan 2023-2029.

- 8.4.2. Policy SPQHP55 – Layout and Design of Rural Housing, states 'Require that all new dwellings in the rural area are sensitively sited, demonstrate consistency with the immediate Landscape Character Type, and make best use of the natural landscape for a sustainable, carbon efficient and sensitive design'.
- 8.4.3. Objective SPQHO84 - Compliance with Development Management Standards in Rural Areas, states: 'Applications for dwellings in rural areas of Fingal will be required to demonstrate compliance with layout and design criteria set out in Chapter 14 Development Management Standards including the carrying out of an analysis/feasibility study of the proposed site and of the impact of the proposed house on the surrounding landscape in support of applications for planning permission'.
- 8.4.4. The first party appeal submission indicates that albeit precedent exists in the immediate rural hinterland for dwellings of a similar scale, height and character that the applicant has no difficulty reducing the scale, revising fenestration and redesigning architectural features, should the Board consider that appropriate under Section 34(3) of the Act.
- 8.4.5. Table 14.9: Design Guidelines for Rural Dwellings requires that the location, siting, orientation, and the design of a proposed new dwelling in a rural location should be sensitive to its surroundings and consistent with the character and appearance of the land. Additionally, new dwellings should seek to integrate as much as possible into the landscape and not be a prominent feature that visually dominates its rural surroundings.
- 8.4.6. I note that the Planners report on file sets out that the proposed development is that of a part two storey part single storey four-bedroom detached dwelling with a ridgeline height of 7.916m and an overall floor area of 232.5 sqm. The scale of glazing proposed for the stairwell, the proposed rooflights on the front elevation, and the windows located on either side of the chimney at the rear of the dwelling. These concerns were raised within the pre-planning feedback. The applicant would be required to reduce the scale of the window serving the stairwell, omit the front

rooflight or amend the design to mirror the rear roof light, and reduce the scale of the windows located on either side of the chimney. In design terms, the dwelling deviates significantly from the established character of rural dwellings in the vicinity.

- 8.4.7. Table 14.9: Design Guidelines for Rural Dwellings requires that the location, siting, orientation, and the design of a proposed new dwelling in a rural location should be sensitive to its surroundings and consistent with the character and appearance of the land. Additionally, new dwellings should seek to integrate as much as possible into the landscape and not be a prominent feature that visually dominates its rural surroundings.
- 8.4.8. The Sustainable Rural Housing Guidelines sets out that it is important to ensure that the design and siting of rural housing integrates well with the physical surroundings, makes best use of the natural landscape and supports the conservation and restoration of biodiversity. This includes natural features such as topography, trees, hedgerows, woodlands, watercourses and traditional boundaries. Landscape character assessment and characterisation of the qualities and sensitivities of different landscape types can help to inform policies in the development plan relating to the location and siting of rural housing.
- 8.4.9. I note that in assessing design, it is recommended that a well-balanced and informed judgement on the merits of the proposed design, having regard to the degree to which a site is sensitive in visual, environmental and other terms, the character of surrounding development and the wider area and the need to encourage innovation in design and construction techniques. The design of housing in rural areas should reflect high architectural standards, and be sensitive to the defining characteristics of the local area. New dwelling house design must respect the character, pattern and tradition of existing places, materials and built forms.
- 8.4.10. It is my opinion that the applicant has not demonstrated satisfactorily that the design of the proposed new dwelling, responds to the context of the site and its rural surroundings and or that it reflects and respects the built tradition of the rural area in question. The dwelling design proposed is suburban in influence, and would be visually dominant, intrusive, or incongruous in the rural setting. The applicant was advised at preplanning to reconsider the design and location of several windows. While the Commission could attach a condition (s) to amend the design I consider

this would be inappropriate in the subject proposal circumstances given the fundamental issue with respect to road safety and traffic hazard.

- 8.4.11. In conclusion on this matter, I do not believe that the applicant has overcome the reason for refusal. The proposed dwelling would be contrary to Policy SPQHP55, Objective SPQHO84 - Table 14.9: 'Design Guidelines for Rural Dwellings' of the Fingal Development Plan 2023-2029.

9.0 AA Screening

- 9.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 9.2. The proposed site is not located within a designated site, the nearest designated sites are North West Irish Sea cSPA (site code: 004236), located approximately 1.03Km to the east and Rogerstown Estuary SPA (site code 004015) Rogerstown Estuary SAC (Site code 000208) and Rogerstown Estuary NHA, located approximately 2.3Km to the south east.
- 9.3. The proposed development comprises of one dwelling and all associated site works. The planning authority have not raised concerns in this regard.
- 9.4. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site. The reason for this conclusion is as follows:
- Nature, scale and size of the proposed development, a single dwelling
 - Distance to the nearest European site in excess of 1Km
 - The lack of connections, it is noted the groundwater status at the site is good
 - The Site Characterisation Form states the subject site is suitable for a packaged wastewater treatment system and polishing filter which will be installed and maintained as per EPA Guidelines.
- 9.5. I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and

therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

10.1. The proposed development comprises of a one-off dwelling with connection to onsite wastewater treatment system and soakaway. The site characterization assessment submitted indicates that there are no streams / watercourses / wells/ springs within 100m of the area tested. There is a ditch to the west c. 65m from the tested area. The nearest stream (as per the EPA Maps Water Register is the Balcunnin_010 located c. 280 m to the north from the site it flows west to east. The Water Services Unit of the planning authority did not raise concerns in relation to this matter, subject to conditions.

10.2. The site is located within WFD Catchment 08 Named Nanny-Devlin. Groundwater will require protection per R1 protection response. Ditch requires a 10m separation distance per EPA COP 2021.

10.3. I have assessed the proposed development 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 body in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively. The reason for this conclusion is as follows.

- The nature of the proposed development of a single dwelling due to size and scale.
- The location of the nearest water bodies, the nearest stream is >100m distant c.280m to the north
- Lack of hydrological connections, site characterization assessments states groundwater flows in an easterly direction.
- Suitability of the site for secondary wastewater treatment system and polishing filter as per EPA COP 2021.

11.0 Recommendation

11.1. I recommend that permission be REFUSED, for the reasons and considerations set out below.

12.0 Reasons and Considerations

1. The proposed development is located along a substandard minor laneway which is inadequate in width, alignment and structural conditions and would, therefore, endanger public safety by reason of traffic hazard. Additionally, it is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate. The proposed development would result in unacceptable development of the site which fails to provide safe access to the surrounding area, would set a negative precedent and be contrary to Objective DMSO118 of the Fingal County Development Plan 2023 - 2029.
2. The site of the proposed development is located within a 'Highly Sensitive Landscape', as set out in the current Development Plan for the area, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion as set out in the current Fingal Rural House Design Guidelines, which Guidelines are considered to be reasonable. Having regard to the suburban design, scale and mass, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other developments of a similar nature. The proposed development would, therefore, 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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.”

Fiona Fair
Senior Planning Inspector

06/07/2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-500458-DF-25
Proposed Development Summary	Construction of a house with wastewater treatment and all associated site works.
Development Address	North Hill, Rush, Co. Dublin
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?	☒ Yes, it is a 'Project'. Proceed to Q.2.
	☐ 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)	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1.	State the Class here

EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☒ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	State the Class and state the relevant threshold
☐ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	State the Class and state the relevant threshold

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes ☐	
No ☒	

Inspector: _____ Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL-500458-DF-25
Proposed Development Summary	Construction of a house with wastewater treatment and all associated site works.
Development Address	North Hill, Rush, Co. Dublin
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).	Briefly comment on the key characteristics of the development, having regard to the criteria listed. Proposed development comprises the construction of a house on site area of 0.2 ha. The development has a modest footprint and comes forward as a stand-alone project, does not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use,	This is a greenfield site within a rural area. The site is located within a 'Highly Sensitive Landscape'. on Sheet No. 14 'Green Infrastructure 1' of the Fingal Development Plan 2023-2029. There are no other significant sensitivities in the immediate area. The subject site is not located within a natural heritage

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).	designated site. The development is removed from sensitive natural habitats, centres of population and designated sites and landscapes of identified significance in the County Development Plan. It is considered that the proposed development would not be likely to have a significant effect, individually or in-combination with other plans and projects, on a European Site.
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).	The size of the development is not exceptional in the context of a rural environment. There are existing dwellings located in proximity. The proposal is a relatively small development in the rural context. Having regard to the nature of the proposed development, its location removed from sensitive habitats/features, its location, likely limited magnitude and spatial extend of effects, and absence of in-combination effects, there is no potential for significant effects on the environment factors listed in section 171A of the Act.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant	EIA is not required.

effects on the environment.	
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	No
There is a real likelihood of significant effects on the environment.	No

Inspector: _____ **Date:** _____

DP/ADP: _____ **Date:** _____

(only where Schedule 7A information or EIAR required)