



An
Coimisiún
Pleanála

Inspector's Report PL-500498-LK-25

Development	Completion and extension of dwelling granted under planning application reference 07/3211
Location	Gormanstown Philips, Kilmallock, County Limerick
Planning Authority	Limerick City and County Council
Planning Authority Reg. Ref.	25/60998
Applicants	Stephen O'Brien & Zoe Raftery
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party
Appellants	Stephen O'Brien & Zoe Raftery
Observer(s)	None
Date of Site Inspection	19 th February 2026
Inspector	Gary Farrelly

1.0 Site Location and Description

The subject site has a stated area of 0.526 hectares and is located within the rural townland of Gormonstown Phillips, County Limerick, which is situated approximately 6.5km northeast of Kilmallock and 6.5km southeast of Bruff. There is an existing partially completed dwellinghouse within the site. Access to the site is off the public road L-8509.

2.0 Proposed Development

Permission is sought to complete and extend a dwelling which was previously approved under application reference 07/3211. Permission is also sought for the installation of a wastewater treatment system and percolation area. The design of the proposed dwelling will be single storey to a ridge height of 5.55 metres. The total floor area will measure 176.65sqm and the internal layout will comprise of 3 no. bedrooms, living room, kitchen/dining area and gym on the ground floor with an office and storage space on the first floor. The application was accompanied by a site suitability assessment as well as a rural housing application form.

3.0 Planning Authority Decision

3.1. Decision

The planning authority (PA) decided to refuse to grant permission by Order dated 25th November 2025 for the following reason:

- 1. The site of the proposed development is located within a Rural Area under Strong Urban Influence as defined in the Limerick Development Plan 2022-2028. Based on the documentary evidence submitted with the application, it is considered that the applicant does not come within the scope of the housing need criteria, and as such, the proposed development would materially contravene objective HO O20 of the Limerick Development Plan 2022-2028 in relation to rural housing, militate against the preservation of the rural environment and be contrary to the proper planning and sustainable development of the area.*

3.2. **Planning Authority Reports**

Planning Report

The planning report on file assessed the proposed development in terms of its principle, siting and design, access and traffic safety, archaeology and flooding. The report noted that whilst the second named applicant grew up within 10km of the site, she grew up within the urban area of Bruff where there is adequate capacity within the wastewater treatment plant serving the settlement. The report considered that the applicant did not comply with objective HO O20 and recommended refusal on this basis. The recommendation was endorsed by the Senior Executive Planner.

Other Technical Reports (*Appendix 4 of Planner's report*)

Architectural Conservation Officer (*report dated 29/10/25*) – This section had no objection to the proposed development.

Environment Section (*report dated 17/10/25*) – This section had no objection to the proposed development subject to conditions.

Archaeologist (*report dated 19/11/25*) – This section had no objection to the proposed development.

3.3. **Prescribed Bodies**

None

3.4. **Third Party Observations**

None

4.0 **Relevant Planning History**

PA ref. 05/2923 (*subject site*)

John and Mary Dore sought permission for a dwelling, garage, septic tank and percolation area. The application was withdrawn on 26th January 2006. The Planning report of this application outlines that this was withdrawn as the PA considered that the applicants did not meet the criteria for consideration.

PA ref. 07/3211 (subject site)

Permission was granted to Fionnuala Dore on 31st January 2008 for the construction of a dwellinghouse, garage, septic tank and percolation area and associated site works. This permission expired on 30/01/2013. A rural housing need supplementary form was submitted with this application. The PA considered that the applicant was eligible for consideration and the permission was subject to an occupancy condition (Condition Number 12).

Condition Number 12

(a) The proposed house, when completed shall be first occupied as a place of permanent residence by the applicants, members of the applicant's immediate family or their heirs, and shall remain so occupied for a period of at least five years thereafter, unless, in exceptional circumstances, where otherwise agreed in writing with the Planning Authority.

Reason - To restrict the use of this dwelling to the types of person(s) described in the interests of the proper planning and sustainable development of the area.

5.0 Policy Context

5.1. Limerick Development Plan 2022-2028

This Plan was adopted by elected members on 17th June 2022 and came into effect on 29th July 2022. There have been two variations to date, the first on 22nd May 2023 relating to amendments to Policy TR P11 (Road Safety and Carrying Capacity of the non-national Road Network) and Objective TR O37 (Land Uses and Access Standards), and the second on 30th March 2026 relating to a further amendment to Objective TR O37.

Section 4.4 Rural Housing

Limerick can be divided into two broad categories, in terms of defining the Rural Settlement Strategy as follows: Rural Housing Category 1 - Areas under Strong Urban Influence; and Rural Housing Category 2 – Rural Areas Elsewhere. The subject site is located within Category 1.

Objective HO O20 (Rural Areas under Strong Urban Influence)

It is an objective of the Council to consider a single dwelling for the permanent occupation of an applicant in the area under Strong Urban Influence, subject to demonstrating compliance with one of the criteria below:

1. Persons with a demonstrable economic need to live in the particular local rural area; Persons who have never owned a house in the rural area and are employed in rural-based activity such as farming/bloodstock, horticulture or other rural-based activity, in the area in which they wish to build, or whose employment is intrinsically linked to the rural area in which they wish to build, or other persons who by the nature of their work have a functional need to reside permanently in the rural area close to their place of work (within 10km). (Minimum farm size shall be 12 hectares for farming or bloodstock). The applicant must demonstrate that they have been actively engaged in farming/bloodstock/horticulture or other rural activity, at the proposed location for a continuous period of not less than 5 years, prior to making the application. In the event of newly acquired land, to demonstrate that the proposed activity would be of a viable commercial scale, a detailed 5-year business plan will be required.
2. Persons with a demonstrable social need to live in a particular local rural area; Persons who have never owned a house in the rural area and who wish to build their first home on a site that is within 10km of where they have lived for a substantial period of their lives in the local rural area (Minimum 10 years). The local rural area is defined as the area outside all settlements identified in Levels 1 – 4 of the Settlement Hierarchy. Excluding Level 4 settlements, where there is no capacity in the treatment plant.
3. Persons with a demonstrable local exceptional need to live in a particular local rural area, examples include:
 - a) Returning emigrants who have never owned a house in the rural area, in which they lived for a substantial period of their lives (Minimum 10 years), then moved away or abroad and who now wish to return to reside in the local rural area (within 10km of where they lived for a substantial period of their lives). The local rural area is defined as the area outside all settlements identified in Levels

1 – 4 of the Settlement Hierarchy. Excluding Level 4 settlements, where there is no capacity in the treatment plant.

b) A person who has lived a substantial period of their lives in the local rural area, (at least 10 years), that previously owned a home and is no longer in possession of that home, due to the home having been disposed of following legal separation/divorce/repossession and can demonstrate a social or economic need for a new home in the rural area.

In all cases the consideration of individual sites, for rural housing will be subject to normal siting and design considerations, which will include, but not necessarily be limited to the following:

- Any proposed vehicular access would not endanger public safety by giving rise to a traffic hazard,
- That any proposed on-site wastewater disposal system is designed, located and maintained in a way which protects water quality,
- That the siting and design of new dwellings takes account of and integrates appropriately with its physical surroundings and other aspects of the natural and cultural heritage and,
- That the proposed site otherwise accords with the objectives of the Development Plan in general.

Objective HO O22 (Refurbishment/Replacement of Traditional Rural Dwellings)

It is an objective of the Council to seek the retention and sympathetic refurbishment, with adaptation if necessary, of traditional dwellings in the countryside in sympathy with the character of the existing building. This will be encouraged in preference to their replacement. Planning permission will generally only be granted for replacement of a dwelling where it is demonstrated that it is not reasonably capable of being made structurally sound, or otherwise improved and where the building is not of architectural merit. In this instance, consideration will be given to the replacement of an existing dwelling with a new dwelling at the same location, subject to appropriate design, scale of building and normal planning considerations. Local rural housing need shall not apply in this instance.

5.2. National Guidelines

- Sustainable Rural Housing, Guidelines for Planning Authorities (2005)

5.3. Natural Heritage Designations

The subject site is not located within any designated natural heritage site. The nearest designated site is Glen Bog Special Area of Conservation (SAC) (Site Code 001430) which is located approximately 5.3km north of the site. This is also designated as a proposed Natural Heritage Area (pNHA).

5.4. Environmental Impact Assessment (EIA) Preliminary Examination

The development subject to this application has been subject to preliminary examination for environmental impact assessment. I refer the Commission to Appendix 1 in this regard. Having regard to the characteristics and location of the 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 development, therefore, does not trigger a requirement for environmental impact assessment screening and an Environmental Impact Assessment Report (EIAR) is not required.

6.0 The Appeal

6.1. Grounds of Appeal

A first party appeal was lodged to the Commission on 17th December 2025. The grounds of appeal are summarised as follows:

- It is respectively requested that the Commission overturns the decision of the PA and grants permission. The proposed development does not involve the construction of a new dwelling and is for the completion of a partially constructed dwelling.
- The existing structure comprises a two-storey dwelling constructed to first-floor level, 300mm cavity external blockwork and 300/100mm internal walls, radon membrane, 150mm concrete floor slab, foundations, damp-proof courses and

lintels and joist levels. A structural assessment was submitted with the application which concluded that the dwelling is structurally sound and stable with no demolition works required. The PA's assumption that the structure is not viable due to its age is not supported by technical evidence.

- Objective HO O20 (*it appears the applicant is referencing Objective HO O22*) seeks to regulate replacement dwellings where the existing dwelling is substandard, beyond repair or requires demolition. None of these circumstances apply in this case. Objective HO O20 only applies where a new dwelling is proposed. Therefore, the proposal cannot materially contravene this objective.
- The argument that Bruff wastewater treatment plant currently having adequate capacity is not relevant in terms of the applicant growing up in Bruff and availing of a rural housing exception. The development is not for a new dwelling and relates to the completion of an existing dwelling where rural housing needs does not apply.
- While the structure does not have architectural or heritage value, its completion aligns with the Plan's objective to reduce construction waste, minimise environmental impact and promote efficient use of previously commenced development.
- The PA previously acknowledged that completing the dwelling and finishing the front elevation with stone would improve the visual amenity as the existing shell of the home is unsightly. The proposal would enhance the appearance of the site and surrounding area.
- The family home lies less than 20 metres from the boundary of the settlement of Bruff and the home is effectively part of the same rural locality. The technical placement of the boundary does not reflect the lived reality of how the family interacts, contributes and depends on the rural community.

6.2. **Planning Authority Response**

The PA issued as response to the grounds of appeal on 14th January 2026 outlining that it had no further comments to make outside of the assessment found in the planner's report.

7.0 **Assessment**

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

- Planning History
- Rural Housing Need

7.2. The Commission should note that having regard to the existing nature of the site comprising of an unfinished structure, to the single storey nature of the dwelling designed to a ridge height of 5.55 metres and modest floor area of 176sqm, I have no significant concerns with the proposed development in terms of design or impact on visual amenity. Having regard to the results of the submitted site characterisation form, which recorded a subsurface percolation value of 33.47min/25mm, I am satisfied that the proposed development can accommodate a wastewater treatment system and, therefore, would be acceptable in terms of public health. Additionally, having regard to the achievable 90 metre sightlines to the north of the proposed entrance and 62 metre sightlines to the south, as outlined on the submitted site layout drawing, and having inspected the site where I observed a low trafficked public road, I have no significant concerns with the proposed development in terms of traffic safety.

Planning History

7.3. I note that the applicants state that as the proposed development seeks to complete an existing dwelling the rural housing needs criteria do not apply in this case. The Commission should note that the existing single storey structure onsite was granted permission by the local authority on 31st January 2008 under planning application reference 07/3211. The planning permission expired on 30th January 2013. Having

inspected the site, I observed the blockwork of the structure built to wall plate level with no roof, windows or doors installed.

- 7.4. The Commission should note that the original application was subject to assessment for rural housing needs which the PA considered was satisfactorily demonstrated by the original applicant. Accordingly, permission was subject to an occupancy clause which restricted occupation of the dwelling to the applicant, or their immediate family, or in exceptional circumstances agreed with the PA. However, as the development was never completed this occupancy condition was not enacted.
- 7.5. The Commission should note that there is a specific objective of the Limerick Development Plan 2022-2028 (herein referred to as "*the LDP*") which does not apply local rural housing need. This is Objective HO O22 (Refurbishment/Replacement of Traditional Rural Dwellings) which relates to works to 'traditional' type dwellings. Having reviewed the Department of Housing, Local Government and Heritage 'A Living Tradition, A Strategy to Enhance the Understanding, Minding and Handing on of Our Built Vernacular Heritage'¹, to the planning history of the structure, its unfinished nature, and to the applicant's own acknowledgment that the structure does not have architectural or heritage value, I consider that the subject structure does not represent a vernacular or traditional type dwelling. Therefore, it is my view that Objective HO O22 does not apply in this instance.
- 7.6. Furthermore, having reviewed the LDP and Section 4.4 (Rural Housing), I note that there is no provision within the Plan which states that rural housing need criteria does not apply to unfinished dwellings in rural areas. Therefore, notwithstanding the case put forward by the applicants, I consider that rural housing needs criteria does apply in this instance. Having reviewed Map 4.1 (Rural Housing Strategy Map) of the LDP, I consider that Objective HO O20 (Rural Areas Under Strong Urban Influence) specifically applies.

Rural Housing Need

- 7.7. The Commission should note that there are three criteria set out in Objective HO O20 where an applicant only has not demonstrate compliance with one in order to demonstrate a rural housing need. I have reviewed the information submitted by the

¹ <https://www.buildingsofireland.ie/app/uploads/2021/12/A-Living-Tradition.pdf> (Accessed 28/04/26)

applicants with the application including birth cert, supplementary form and further personal and family circumstances outlined at appeal stage. I note that the applicants do not currently own nor have they sold any dwellings or land. The applicants' occupations are that of a civil servant and civil engineer with offices based in Limerick City and Galway (working from home). The applicants previously lived in the UK and returned home to Bruff in 2021. The applicant's family home is located within the settlement of Bruff, which I note is approximately 6.5km northwest of the subject site.

1. Demonstrable Economic Need

- 7.8. The first criterion of Objective HO O20 relates to a demonstrable economic need to live in the rural area. I acknowledge that the case put forward by the applicants does not rely on such an economic need. On the basis of this and to the nature of applicants' occupations, I do not consider that the applicants have satisfactorily demonstrated compliance with this criterion.

2. Demonstrable Social Need

- 7.9. The second criterion of Objective HO O20 relates to a demonstrable social need to live in a local rural area, subject to persons never having owned a house in a rural area and the site being within 10km of where they lived a substantial period of their lives (10 years) within a 'local rural area'. The Commission should note that the 'local rural area' is defined as any area outside of all Level 1-4 settlements identified in the settlement hierarchy, subject to a single exception. This exception allows for level 4 settlements to be included within the local rural area only where the wastewater treatment plant of the settlement has no capacity to cater for development.
- 7.10. I consider that the second named applicant has demonstrated that she has lived a substantial period of her life in the family home within Bruff and which I note is located within 10km of the subject site. It has also been stated that the applicants have never owned a house in the rural area. Notwithstanding this, the Commission should note that the family home is located within the settlement boundary of Bruff village on lands zoned 'existing residential' (Bruff Zoning Map, Volume 2b of LDP). Having reviewed the settlement hierarchy set out in Table 2.7 of the LDP, I note that the settlement of Bruff is designated as a Level 4 settlement. Therefore, the family home is not located within a 'local rural area'. With regards to the exception outlined above, I note that Volume 2b of the LDP outlines that the wastewater treatment plant that serves Bruff

has capacity to accommodate further development. Moreover, having reviewed the 2024 Annual Environmental Report for Bruff², I note that the plant has an organic capacity of 2140 population equivalent (PE) and has a remaining capacity of 1135 PE and thus substantial capacity to cater for future development. Therefore, I consider that the exception does not apply in this case. Accordingly, I consider that the applicants have not previously lived in the local rural area as defined by Objective HO O20 and, therefore, on the basis of the information submitted, do not comply with this criterion.

3. Demonstrable Local Exceptional Need

- 7.11. The third and final criterion of Objective HO O20 relates to a demonstrable local exceptional need to live in the local rural area with the examples provided including emigrants returning to the local rural area they have previously lived in for a substantial period (with the local rural area defined the same as criterion 2) or persons who previously owned a home in the local rural area but are no longer in possession of that home due to legal separation or repossession issues. On the basis of the information submitted with the application and appeal, I do not consider that the applicants have demonstrated compliance with these stated examples.
- 7.12. Additionally, the Commission should note that exceptional health circumstances are referenced within Section 4.3 of the Sustainable Rural Housing Guidelines for Planning Authorities (2005). However, again, on the basis of the information submitted with the application and appeal, I do not consider a case has been satisfactorily demonstrated by the applicants that meets such exceptional health circumstances.
- 7.13. The Commission should note that the case put forward by the applicants is primarily on the basis of the unfinished nature of the structure onsite and it representing a sustainable development which avoids demolition, reducing embodied carbon and minimising environmental impact. Whilst I am in agreement that it would be beneficial to complete the unfinished structure, I do not consider the nature of the unfinished structure itself to represent a demonstrable local exceptional need for the applicants to live in the rural area. My reasoning for this is due to the planning history of the structure where its grant of permission was based on satisfactory demonstration of

² https://water.widen.net/content/hctrjomqes/pdf/D0313-01_2024_AER (Accessed 28/04/26)

rural housing need by the previous applicant and it being subject to an occupancy condition, together with the circumstances of the applicants as assessed above.

Overall Conclusion on Rural Housing Need

- 7.14. Overall, I consider that the applicants have not satisfactorily demonstrated compliance with Objective HO O20 of the LDP. Therefore, it is my recommendation to the Commission that the PA's decision to refuse permission should be upheld in this regard.

Material contravention

- 7.15. The Commission should note that the PA's reason for refusal specified a "material" contravention of Objective HO O20 of the LDP. This objective relates to the general approach to rural housing need criteria within a 'rural area under strong urban influence'. It is not, in my view, sufficiently specific so as to justify the use of the term "materially contravene" in terms of normal planning practice. The Commission should not, therefore, consider itself constrained by Section 37(2) of the Planning and Development Act 2000, as amended.

8.0 Appropriate Assessment (AA) Screening

- 8.1. I have considered the project in light of the requirements of Section 177U of the Planning and Development Act 2000, as amended. The subject site is located approximately 5.3km from Glen Bog Special Area of Conservation (SAC) (Site Code 001430). 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:

- To the scale and nature of the proposed development.
- Having regard to the absence of any hydrological connection to any European site, having reviewed the Environmental Protection Agency's (EPA) AA Mapping Tool and having inspected the site.
- To the distance from the nearest European sites regarding any other potential ecological pathways and intervening lands.
- To the screening determination of the PA.

8.2. 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 AA, under Section 177V of the Act, is not required.

9.0 Water Framework Directive (WFD) Screening

- 9.1. An assessment of the proposed development has been undertaken with regard to the objectives set out in Article 4 of the EU Water Framework Directive, together with relevant guidance published by the Environmental Protection Agency (EPA), including applicable codes of practice for the protection of water quality. I note that there are no surface water bodies within the site. The subject site is located within the Hospital groundwater catchment (Code IE_SH_G_107) which is of good status and not at risk of not achieving its WFD objective.³ Having considered the nature, scale, and location of the proposed development, it is concluded that the proposal will not result in any risk of deterioration in the status of any water body, including surface waters (rivers and lakes), groundwater, transitional waters, or coastal waters. This applies to both qualitative and quantitative status, and in respect of temporary and permanent effects.
- 9.2. The proposed development has been designed in accordance with EPA codes of practice and best practice guidance, ensuring that appropriate measures are incorporated to prevent pollution, control runoff, and protect both surface water and groundwater receptors. Furthermore, the development will not adversely affect the achievement of established environmental objectives, including the maintenance or attainment of Good Ecological Status/Potential and Good Chemical Status, as required under the Directive. Accordingly, the proposed development is considered to be compliant with the requirements of Article 4.

10.0 Recommendation

It is my recommendation to the Commission that permission is **Refused** for the reasons and considerations set out below.

³ https://www.catchments.ie/data/#/waterbody/IE_SH_G_107?_k=nu0n9f (Accessed 28/04/26)

11.0 Reasons and Considerations

1. Having regard to the planning history of the site and to the location of the site within a 'Rural Area under Strong Urban Influence', as identified in the Limerick Development Plan 2022-2028, and on the basis of submissions made in relation to the planning application and appeal, it is considered that a rural housing need has not been satisfactorily demonstrated by the applicants. Accordingly, it is considered that the proposed development would contravene Objective HO O20 of the Limerick Development Plan 2022-2028 in this regard and would, therefore, be contrary to the proper planning and sustainable development of the area.

Declaration

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.

Gary Farrelly
Planning Inspector
28th April 2026

Appendix 1: EIA Preliminary Examination

Form 1 - EIA Pre-Screening

Case Reference	PL-500498-LK
Proposed Development Summary	Completion and extension of dwelling, installation of wastewater treatment system
Development Address	Gormanstown Philips, Kilmallock, County Limerick
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.	
<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 type of proposed road development under Article 8 of the Roads Regulations, 1994.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.	

<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.	Part 2, Class 10(b)(i): Construction of more than 500 dwelling units.

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 <input type="checkbox"/>	Screening Determination required (Complete Form 3)
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Form 2 - EIA Preliminary Examination

This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
<p>Characteristics of development</p> <p>(In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<p>The development site measures 0.526 hectares. The size of the development is not exceptional in the context of the existing environment. Localised construction impacts are expected, soil removal etc. No demolition works proposed.</p> <p>There is no real likelihood of significant cumulative effects with existing and permitted projects in the area.</p>
<p>Location of development</p> <p>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely</p>	<p>The site is located approximately 5.3km south of Glen Bog SAC. My appropriate assessment screening above concludes that the development would not likely result in a significant effect on any designated site.</p> <p>The site is located outside Flood Zones A and B for coastal or fluvial flooding. There are no known archaeological or cultural constraints within the confines of the site.⁴</p>

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<https://heritagedata.maps.arcgis.com/apps/webappviewer/index.html?id=0c9eb9575b544081b0d296436d8f60f8> (Accessed 28/04/26)

populated areas, landscapes, sites of historic, cultural or archaeological significance).	
<p>Types and characteristics of potential impacts</p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>Having regard to the scale of the proposed development and limited nature of construction works associated with the development, to its location removed from any environmentally sensitive sites, to the absence of any cumulative effects with existing or permitted projects in the area, there is no potential for significant effects on the environment.</p>
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
<p>There is no real likelihood of significant effects on the environment.</p>	<p>EIA is not required.</p>

Inspector: _____
Gary Farrelly

Date: 28th April 2026