



An
Coimisiún
Pleanála

Inspector's Report PL-500539-LH-25

Development	Construction of a residential chalet, and all associated site works
Location	10 Lea Cottages, Crooked Street, Clogherhead, Co. Louth,
Planning Authority	Louth County Council
Planning Authority Reg. Ref.	2560680
Applicants	Raymond Parinson
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party
Appellant	Raymond Parinson
Observers	None
Date of Site Inspection	27 th March 2026
Inspector	Fergal Ó Bric

1.0 **Site Location and Description**

- 1.1 The application site is located in the south-eastern part of the town of Clogherhead, accessed via a cul-de-sac to the south of Crooked Street, a street that links the Main Street with the local beach. The coastal town of Clogherhead is located approximately 13 kilometres to the northeast of Drogheda in County Louth.
- 1.2 Lea cottages are a row of ten semi-detached cottages that are located off a cul-de-sac to the south of Crooked Street and south-east of the Main Street / R166. The Lea cottages all have long lengths of gardens (approximately 90 metres in length) which adjoin Clogherhead Beach, east of the appeal site. The immediate vicinity of the site comprises semi-detached dwellings to the north-east, a caravan park (Ashling Holiday Park) comprising mobile homes to the south-west, an individual dwelling immediately south of the subject site, and the private garden spaces of the Lea Cottages dwellings north of the subject site and Clogherhead beach east of the subject site. Site levels fall very gradually from west to east on site and rise again towards the east of the site, adjoining the beach area.
- 1.3 The site has a stated area of 0.2 hectares is located at the end of a cul-de-sac that serves the subject site and the adjoining Lea Cottages. The subject site comprises a single storey semi-detached dwelling and a short stay holiday chalet (approximately 55 sq. m) in the front garden area. There are a number of small outbuildings in the front garden area used for domestic storage purposes. There is a watercourse that bisects the front garden area in a north-east to south-west direction, immediately east of the proposed chalet and this has been partially bridged by the landowners thus providing access to the full extent of the front garden area and also to the adjoining Clogherhead beach.

2.0 **Proposed Development**

- 2.1 Planning permission is sought for the construction of a residential chalet comprising an open plan kitchen, sitting/dining room, utility, hot-press, two bedrooms, main bathroom and two external decking areas, connection to main foul sewerage and all associated site works. The total floor area is stated to be c. 98 square metres (sq...)

3.0 **Planning Authority Decision**

3.1 **Decision**

Planning permission was refused by the Planning authority for one reason as follows:

1-The access road serving the site is significantly constrained and does not meet the standards necessary to accommodate additional residential development. The traffic generated by the proposed development would endanger public safety by reason of a traffic hazard and obstruction of road users. The proposals would not be in accordance with Section 13.16.17 of the Louth County Development Plan 2021-2027 (as varied) and would be contrary to the proper planning and sustainable development of the area.

3.2 **Planning Authority Reports**

Planning Reports

The pertinent issues raised in the Planner's Report included the following:

- The subject site is zoned A1-existing residential as per the Clogherhead Settlement Plan
- The design of the chalet structure would integrate within the local townscape and would not appear out of character with the visual amenities of the area.
- The proposals do not meet the definition of infill development but instead represents an additional residential unit within an established cul-de-sac.
- Given the position of the site at the end of a cul-de-sac, it is considered that the proposal is better placed to accommodate an additional dwelling without giving rise to concerns regarding ad-hoc piecemeal development
- The proposal is not expected to result in undue impacts upon residential amenity in relation to overlooking, overshadowing, overbearing or loss of natural light.
- The Infrastructure Section within Louth County Council raised concerns regarding the adjoining cul-de-sac being substandard for pedestrians and vehicle users and that the proposed development would lead to an over-intensification of use.

3.3 Other Technical Reports

- Infrastructure Section- Raised concerns regarding the existing cul-de-sac road, the L-6994 which is a narrow cul-de-sac. The existing road is substandard for pedestrians and vehicle users, and the proposed development would lead to an over-intensification of use. Recommended a refusal of permission on this basis.

3.4 Prescribed Bodies

No reports received.

3.5 Third Party Observations

None received.

4.0 Planning History

Appeal Site:

Planning reference 24/53, in 2024 Louth County Council refused permission for retention and completion of a partially constructed short stay holiday home, connection to main foul sewerage and associated site works. The refusal reasons related to 1) the issue of retention permission and the submission of an NIS where substitute consent would be required and 2) the negative and injurious impact upon coastal habitats.

Planning reference 18/579, in 2018 Louth County Council granted permission for a short stay holiday home and associated site works. This development has been constructed on site.

Adjacent to subject site

No relevant planning history noted.

5.0 Policy Context

5.1 Development Plan

Louth County Development Plan 2021-2027, as varied.

The following policies and objectives are relevant to the proposal:

- Policy Objective CS 2 To achieve compact growth through the delivery of at least 30% of all new homes in urban areas within the existing built-up footprint of settlements, by developing infill, brownfield and regeneration sites and redeveloping underutilised land in preference to greenfield sites.
- Policy Objective HOU 15 To promote development that facilitates a higher, sustainable density that supports compact growth and the consolidation of urban areas, which will be appropriate to the local context and enhance the local environment in which it is located.
- IU 6 To require all new developments connect to the public supply where public water and wastewater infrastructure is available or likely to be available and which has sufficient capacity.
- Policy Objective IU 19 To require the use of Sustainable Drainage Systems to minimise and limit the extent of hard surfacing and paving and require the use of SuDS measures be incorporated in all new development (including extensions to existing developments). All development proposals shall be accompanied by a comprehensive SuDS assessment including run-off quantity, run off quality and impacts on habitat and water quality.
- Policy Objective NBG 3 To protect and conserve Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) designated under the EU Habitats and Birds Directives.
- Policy Objective NBG 6 To ensure a screening for Appropriate Assessment (AA) on all plans and/or projects and/or Stage 2 Appropriate Assessment (Natura Impact Report/ Natura Impact Assessment) where appropriate, is undertaken to make a determination. European Sites located outside of the County but within 15km of the proposed development site shall be included in

such screenings as should those to which there are pathways, for example, hydrological links for potential effects.

- Section 13.16.17 Entrances and Sightlines-All new entrances and junctions will require clear and unobstructed sight lines to be provided

Volume 2:

- The site is located in Clogherhead, designated as a ‘Self-Sustaining Town’ under the Louth settlement hierarchy.
- The site is zoned ‘A1’ – *Existing Residential*, the objective of which is ‘*To protect and enhance the amenity and character of existing residential communities*’.
- CLOG 4 To support and encourage residential development on under-utilised and/or vacant lands including ‘infill’ and ‘brownfield’ sites, subject to a high standard of design and layout being achieved.
- Policy Objective CLOG 26 – To protect and enhance the character of the town by requiring that the height, scale, design and materials of any proposed development has regard to the architectural heritage of the town and does not diminish its distinctive sense of place.

5.2 National Guidance

Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities, 2024

Section 3.3.4 specifically relates to Small to medium sized towns with a population of between 1,500 and 5,000. Planning Authorities need to promote and support housing that would offer an alternative, including serviced sites, to persons who might otherwise construct rural one-off housing in the surrounding countryside. Lands zoned for housing at the edge of small to medium sized towns at locations that can be integrated into the settlement and are connected to existing walking and cycling networks can offer an effective alternative to the provision of single houses in the countryside.

The key priority in these settlements is:

- Strengthen town centres,
- To protect restore and enhance historic fabric, character, amenity, natural heritage, biodiversity and environmental quality,
- To realise opportunities for adaption, re-use and intensification of existing buildings and for backland, brownfield and infill development and,
- Deliver sequential and sustainable urban extensions at locations that are closest to the urban core and are integrated into, or can be integrated into, the existing built-up footprint of the settlement.

Appendix D: Design check list-Key indicators of quality urban design and placemaking.

5.3 Natural Heritage Designations

The site is not located within or immediately adjacent to any designated sites. The closest designated sites are the North-West Irish Sea SPA (Site Code: 004236), located c. 80 metres east of the site and Clogherhead SAC (Site Code: 001459) and the Clogherhead pNHA (Site Code: 001459), located c. 230 metres north-east of the site.

5.4 EIA Screening

Refer to Form 1 in Appendix 1 at the end of this report. Class 12(c) of Schedule 5 Part 2 of the Planning and Development Regulations 2001 (as amended) provides that mandatory EIA is required for a development comprising the construction of more than 500 dwellings.

Refer to Form 2 in Appendix 1. Having regard to the nature, size and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations I have concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

6.0 **The Appeal**

6.1 **Grounds of Appeal**

A First-Party appeal has been received from the applicant, Mr Raymond Parkinson against the Planning Authority's decision to refuse planning permission. The main points set out within the appeal can be summarised as follows:

- No additional traffic will be generated by the proposed development.
- The applicant and his wife would move into the proposed residential chalet when constructed.
- The applicants' son and wife have moved home from abroad and currently reside with the applicant and his wife at No 10 Lea cottages and would take over ownership of this dwelling in the event that planning permission is granted for the residential chalet unit.

6.2 **Observations**

None received.

6.3 **Planning Authority's Response**

No response received.

7.0 **Assessment**

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

- Principle of Development
- Design and layout
- Access and Traffic
- Appropriate Assessment

7.1 Principle of Development

- 7.1.1 The subject site is located within the urban settlement of Clogherhead as set out within Volume 2 of the current Louth County Development Plan (LCDP) 2021-2027. The subject lands have the benefit of an A1- residential land use zoning objective. The Settlement Strategy within the LCDP classifies Clogherhead as a Tier 4-Self-sustaining town. The objective for self-sustaining towns is: ‘to support self-sustaining towns through investment in services, employment and infrastructure whilst balancing housing delivery’.
- 7.1.2 The applicant is seeking to construct a residential chalet on what is a generous urban and serviced plot with a stated area of 0.2 hectares. There is an existing single storey dwelling on site and a permitted short stay holiday chalet located in its front garden area. The applicant would construct the residential chalet further down (east) in the front garden area for himself and his wife to reside in and the existing dwelling on site would be taken over by a family member. The appeal site has the benefit of an existing residential land use zoning objective as per the Clogherhead settlement Plan as included within Volume 2 of the current LCDP 2021-2027. There are a number of specific policy objectives in the LCDP, namely CS2 in relation to promoting compact growth and HOU15 regarding higher sustainable density and supporting consolidation within urban areas which the current proposal would be consistent with. I am satisfied that Clogherhead is identified as a self-sustaining town within the current Louth County Development Plan 2022-28 where residential growth is provided for (as per the Settlement and Housing strategies) and having regard to the established and permitted pattern of development in the vicinity of the site, that the principle of an additional dwelling unit within an established residential area on residentially zoned and fully serviced lands is consistent with the pattern of residential development in the area.
- 7.1.3 While the principle of residential development is acceptable within the site, other matters relating to access, vehicle and pedestrian safety and traffic, compliance with DM Standards within the Development Plan in terms of design quality and layout, open space provision and quality of landscaping boundary treatment within the

development arise and will also be considered. These will be addressed in greater detail within the assessment below.

7.2 Design and layout

- 7.2.1 The residential chalet has a stated floor area of 98 sq. m. The chalet would comprise two bedrooms, a bathroom, a utility area and combined kitchen/dining/sitting room area. There are also two external deck areas proposed, one to the east (rear) of the chalet and the other, a covered area at the front door(west) of the chalet. The roof is sloped having a maximum ridge height of 3.3 metres and falls to 2.85 metres. The chalet is stated to be a modular build and therefore comes pre-packed and is erected on site over a relatively short period of time. Therefore, I am satisfied it would be similar in terms of scale and height to the mobile home structures that are in existence immediately south-west of the subject site in the adjoining holiday park. There is a single storey block build dwelling (known as Crab cottage) located immediately south of the subject site. I note that the Planning Authority within its assessment did not raise issues in relation to the scale or design of the residential chalet and stated 'that the proposed design of the chalet structure would 'sufficiently integrate into the surrounding area and would not appear out of character with the visual amenities of the wider area'.
- 7.2.2 The Planning Authority noted that the development would not constitute infill development but acknowledged that 'the proposal is 'better placed to accommodate a further dwelling without giving rise to significant concerns in relation to ad-hoc piecemeal development and visual coherence'. I would concur with this view as expressed by the Planning Authority. The location of the subject site, at the end of a cul-de-sac and the fact that the proposed chalet is consistent with the building line established by the single storey dwelling immediately south of the subject site. The proposal would provide for compact development as provided for under policy objective CS2 within the current Louth County Development Plan and within Section 3.4.4 within the Compact Settlement Guidelines for Planning Authorities in terms of developing underutilised sites within settlements and strengthening town centres by encouraging people to reside within the footprint of existing settlements on zoned and serviced lands.

- 7.2.3 I note that the subject site is not located within An Architectural Conservation Area nor within an area of Archaeological importance as per the Clogherhead Settlement Map within Vol 2 of the LCDP nor are there protected structures in this immediate vicinity and, therefore, I am satisfied that there is no issue in terms of impact upon built or cultural heritage. In the context of its impact on streetscape or setting within the local townscape, given the single storey nature and modest scale of the structure, I am satisfied that the proposal will not adversely impact upon the local townscape.
- 7.2.4 In terms of the amenities of the existing residential units on site, the residential chalet would be located approximately 53 metres from the main dwelling on site at no 10 Lea cottages and approximately 28 metres from the short stay holiday let chalet. The site area comprises 0.2 hectares, which is generous within an urban context. I consider that adequate private amenity space would remain for the residents within No 10 Lea Cottages in its rear and side garden areas to the west and south of the dwelling and that the proposed chalet and short stay holiday chalet would both have adequate private amenity space in the garden area to the front (south-east) of No 10 Lea Cottages.
- 7.2.5 The garden area in which the chalet would be located has the benefit of mature landscaping and I consider that the separation distances are sufficient in order that no adverse impact upon residential amenities would arise in this instance. The southern site boundary is maturely landscaped however, the northern boundary does not benefit from the same level of landscaping and includes some post and wire fencing. The chalet would be located approximately 1.2 metres from the northern (side) site boundary on the other side of which is the front garden area associated with no 9 Lea Cottages. I consider that additional semi-mature landscaping should be provided along the northern site boundary in the event that a grant of planning permission is being recommended in order to optimise the residential amenity of the adjoining landowners within No 9 Lea Cottages. This is a matter that could be addressed by means of an appropriate planning condition.
- 7.2.6 In conclusion and on the basis of the above, I consider that by reason of considered design of the chalet, including its scale and massing, roof profile and the established building line, the location of the site at the end of a cul-de-sac, the proposed residential

chalet has had due regard to its context within the townscape of Clogherhead. I consider that the proposal is consistent with the provisions of Policy Objective CS2 and HOU15 of the current Louth County Development Plan in relation to providing for compact development and sustainable density of development the provisions of the Compact Settlement Guidelines, Section 3.4.4 in relation to strengthening town centre and the use of underutilised sites.

7.3 Access and Parking

- 7.3.1 The single refusal reason as set out in the Planning Authority decision sets out that the proposals does not meet the standards necessary to accommodate additional residential development and that the traffic generated by the development would endanger public safety by reason of a traffic hazard and obstruction of road users and would not be in accordance with Section 13.16.17 of the LCDP regarding entrances and sightlines at new entrances and junctions.
- 7.3.2 I acknowledge that the cul-de-sac (L-6994) that is used access the subject site from Crooked Street is narrow ranging in width from 3.5 metres to 7 metres in parts. The surface of the road is also in a poor state of repair. However, this cul-de-sac is relatively short in length, being approximately 210 metres from Crooked Street to the appeal site. I note that there is a widened section along the cul-de-sac located approximately 75 metres south-west of Crooked Steet where two vehicles could pass simultaneously. The applicant states within his appeal submission that the residential chalet proposal would accommodate family members who are already resident at No 10 Lea Cottages and he states that no additional traffic would be generated by the proposal, post construction. The Infrastructure Department within Louth County council reference Section 13.16.17 of the LCDP in their report which refers to entrances and sightlines at new entrances and junctions. However, based on the information submitted, no new entrances or junctions are proposed in this instance.
- 7.3.3 Given the relatively short length of the cul-de-sac and that it is stated by the applicant that no additional traffic would be generated by the proposal, and it relates to development to provide accommodation for family members currently resident within No 10 Lea Cottages, therefore, I am satisfied that the proposals would not generate any significant increase in traffic levels above what is presently generated to/from the subject site. Based on the information submitted, I am satisfied that no new entrances

or junctions are proposed. I note the existence of a passing area located further north-east of the subject site along the cul-de-sac.

7.3.4 Therefore on balance, I consider that the development of a modest scaled two bedroomed residential chalet would not endanger public safety by reason of a traffic hazard, given the insignificant additional traffic that the proposal would generate and its location within the town speed limit control zone. I therefore consider that the refusal reason as set out in the Planning Authority decision be set aside in this instance.

8.0 AA Screening

(Please see Appendix 2 at the end of this report). Having regard to nature, scale and location of the proposed development and proximity to the nearest European site, it is concluded that no Appropriate Assessment issues arise as the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

9.0 Recommendation

I recommend that planning permission be granted.

10.0 Reasons and Considerations

Having regard to the provisions of the Louth County Development Plan 2021-2027, as varied, specifically policy objective CS2 and HOU15 in relation to promoting compact development, higher sustainable densities and consolidated growth in urban areas and the nature, modest scale and height and appropriate design of the proposed residential chalet, it is considered that, subject to compliance with the conditions below, the development would not seriously injure the amenities of the area or the amenities of adjoining properties, would not result in the creation of a traffic hazard and would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions:

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application to the Planning
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	<p>Authority on the 23rd 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Details of the materials, colours and textures of all the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
3.	<p>The subject site and northern site boundary shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The agreed landscape plan shall be carried out within the first planting season following substantial completion of external construction works.</p> <p>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.</p> <p>Reason: In the interest of residential and visual amenity.</p>
4.	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
5.	<p>The developer shall enter into water and wastewater connection agreements with Uisce Eireann.</p>

	Reason: In the interest of public health.
6.	<p>Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Waste and Environmental Management Plan, which shall be adhered to during construction. This plan shall provide details of intended waste disposal, construction practice for the development, including hours of working, noise, dust and surface water run-off management measures.</p> <p>Reason: In the interest of public safety and amenity.</p>
7.	<p>. Prior to commencement of development, a Construction Traffic Management Plan (CTMP) for the construction period of the residential chalet unit shall be prepared and submitted to the planning authority for written agreement. The CTMP shall include specific proposals for deliveries of construction materials to the site, including details of deliveries outside of peak traffic times as well as parking provision of vehicles for construction workers during the construction period.</p> <p>Reason: In the interest of traffic safety and residential amenity.</p>
8.	<p>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.</p>

	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.
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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.

Fergal Ó Bric

Planning Inspectorate

2nd April 2026.

Appendix 1 - Form 1

EIA Pre-Screening

An Bord Pleanála	PL-500539-LH-25		
Case Reference			
Proposed Development Summary	Construction of residential chalet, connection to piped water services and all associated site works		
Development Address	10 Lea Cottages, Crooked Street, Strand Street, Clogherhead, Co. Louth.		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)	Yes	√	
	No		
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes			
No	√		
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			
No	√		Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	√	Class 10 - Construction of more than 500 dwelling units	Preliminary examination required (Form 2)
5. Has Schedule 7A information been submitted?			
No	√	Screening determination remains as above (Q1 to Q4)	
Yes			

Inspector: _____

Date: _____

Appendix 1 - Form 2

EIA Preliminary Examination

An Bord Pleanála Case Reference Number	PL-500539-LH-25
Proposed Development Summary	Construction of residential chalet, connection to piped water services and all associated site works
Development Address	10 Lea Cottages, Crooked Street, Clogherhead, Co. Louth,
<p>The Board carried out a preliminary examination [ref. Art. 109(2)(a), Planning and Development regulations 2001, as amended] of at least the nature, size or location of the proposed development, having regard to the criteria set out in Schedule 7 of the Regulations.</p> <p>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</p>	
<p>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>	<p>Site measuring 0.2 ha.</p> <p>There are no other developments under construction in proximity to the site.</p> <p>Proposal comprises the Construction of residential chalet, connection to piped water services and all associated site works. The proposal would be connected to all public services and utilities.</p> <p>The development has a modest footprint, comes forward as a standalone project, does not require the use of substantial natural resources, or give rise to significant risk of pollution or</p>

	<p>nuisance. The development, by virtue of its modest scale, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.</p>
<p>Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<p>The site is not located within or immediately adjoining to any European Site. The closest European Sites are the North-West Irish Sea SPA (Site Code: 004236) located within c. 80m east of the site and the Clogherhead SAC (Site Code: 001459), located c. 230 metres north-east of the site.</p> <p>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 and appropriate assessment is, therefore, not required.</p>
<p>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).</p>	<p>Having regard to the modest scale of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act</p>

Conclusion		
Likelihood of Significant Effects	Conclusion in respect of EIA	Yes or No
There is no real likelihood of significant effects on the environment.	EIA is not required.	Yes
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	Schedule 7A Information required to enable a Screening Determination to be carried out.	No
There is a real likelihood of significant effects on the environment.	EIAR required.	No

Inspector: _____

Date: _____

Appendix 2

AA Screening

I have considered the proposed development in light of the requirements of S177U the Planning and Development Act 2000 as amended.

The site is not located within or immediately adjoining any European Sites. The closest European Sites, part of the Natura 2000 Network, are the North-West Irish Sea SPA (Site Code: 004236) located approximately 80 metres east of the subject site and Clogherhead SAC (Site Code: 001459), located c. 230 metres north-east of the site.

The proposed development is located in a coastal area on the edge of and within an urban settlement and would comprise the construction of a residential chalet. The development would be connected to public services including water and sewer. Surface water would be attenuated within the site.

An Appropriate Assessment Screening Report submitted by the applicant concluded that the proposed development will not likely have a significant effect, individually or in combination with other plans or projects, upon any European site comprising the Natura 2000 site network. In reaching that conclusion, the AA Screening Report considered that the extent of noise and light pollution, traffic, dust and dirt that may be created as a result of the planned construction of the new residential chalet and could be moderated further with the provision of a Construction and Waste Management Plan, conditioned for agreement with the Planning Authority prior to commencement of development.

The Planning Authority and the AA Screening Report identified a direct physical connection between the site and the Natura network by reason, particularly by reason of the stream that bisects the subject site which continues in a north-easterly direction towards Clogherhead Beach and the North-west Irish Sea SPA site. The applicant submitted a site-specific surface water drainage design proposal for the development. The applicant is proposing to introduce a surface water attenuation tank onto the site with outfall to the watercourse. A flow control device would be fitted prior to outfall to the watercourse.

European Sites

Two European sites are identified as being located within a potential zone of influence of the development. The North-West Irish Sea SPA (Site Code: 004236) located approximately 80 metres east of the subject site and the Clogher Head SAC (Site Code: 001459), located c. 230metres north- east of the site.

European Site	Qualifying Interests	Distance	Connections
Clogher Head SAC (Site Code: 001459),	Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030] https://www.npws.ie/protected-sites/sac/001459	230 metres	Yes, proximity
North-West Irish Sea SPA (Site Code: 004236)	Red-throated Diver (<i>Gavia stellata</i>) [A001] Great Northern Diver (<i>Gavia immer</i>) [A003] Fulmar (<i>Fulmarus glacialis</i>) [A009] Manx Shearwater (<i>Puffinus puffinus</i>) [A013] Cormorant (<i>Phalacrocorax carbo</i>) [A017] Shag (<i>Phalacrocorax aristotelis</i>) [A018] Common Scoter (<i>Melanitta nigra</i>) [A065] Little Gull (<i>Larus minutus</i>) [A177] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Common Gull (<i>Larus canus</i>) [A182] Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] Herring Gull (<i>Larus argentatus</i>) [A184] Great Black-backed Gull (<i>Larus marinus</i>) [A187]	80 metres	Yes, proximity

	<p>Kittiwake (<i>Rissa tridactyla</i>) [A188]</p> <p>Roseate Tern (<i>Sterna dougallii</i>) [A192]</p> <p>Common Tern (<i>Sterna hirundo</i>) [A193]</p> <p>Arctic Tern (<i>Sterna paradisaea</i>) [A194]</p> <p>Little Tern (<i>Sterna albifrons</i>) [A195]</p> <p>Guillemot (<i>Uria aalge</i>) [A199]</p> <p>Razorbill (<i>Alca torda</i>) [A200]</p> <p>Puffin (<i>Fratercula arctica</i>) [A204]</p> <p>https://www.npws.ie/protected-sites/spa/004236</p>		
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Likely impacts of the project

The site is located c. 5 metres from Clogherhead Beach and is connected to the beach by its proximity and the hydrological connectivity via the watercourse which traverses the subject site and outfalls at the beach east of the site.

The proposal comprises the construction of a residential chalet. The immediate environs of the site comprise existing dwellings and mobile homes within the adjoining Ashling Holiday Park.

The Clogher Head SAC relates to the vegetated cliffs and European dry heath along the coast between Clogherhead town and Clogherhead Harbour to the north. The conservation objectives for the SAC are to maintain the favourable conservation condition of the vegetated sea cliffs and European dry heaths. According to the National Parks & Wildlife Service notes for the Clogherhead SAC, dry heath is known to occur on thin soils covering rocks. The cliffs and rock outcrops associated with the SAC generally commence to the north-east and further up the coast from the subject site. Having regard to the location of the site in the context of the cliffs and the relatively modest scale of the works, I consider it unlikely that the proposal, either during

construction or operation / use, would cause any significant negative impact on the qualifying interests in the Clogher Head SAC.

The North-west Irish Sea SPA extends offshore along the coasts of Louth, Meath and Dublin. The Site Synopsis states that the SPA constitutes an important resource for marine birds and that the estuaries and bays that open into it along with connecting coastal stretches of intertidal and shallow subtidal habitats, provide safe feeding and roosting habitats for waterbirds throughout the winter and migration periods. The conservation objectives include to both maintain and restore the favourable condition of the qualifying interests.

In terms of likely impacts from the construction phase, I do not consider the proposal would cause any significant negative impact on the qualifying interest in the North-West Irish Sea SPA. The AA screening Report noted that the subject site was not being used for resting, foraging or roosting purposes by the bird species associated with the SPA site. In any event, it is unlikely that these birds would be attracted to an urban environment for feeding, nesting or roosting purposes given the noise and human activity associated with an urban environment. From an operational perspective, the use of the site will remain unchanged, being residential. The proposal includes for surface water to be attenuated on-site prior to release to the open watercourse. On the basis of the above, I do not consider the proposal would result in adverse impacts on the qualifying interests in the North-West Irish Sea SPA.

In terms of cumulative impact, the AA screening report references a number planning permissions within a 350-metre radius of the subject site. Some of these permissions have not yet been implemented. Others have been enacted and relate to relatively modest scaled developments including domestic extensions, replacement dwellings, single urban dwellings, a modest residential development and a modest holiday chalet scheme.

I am satisfied that with the implementation of the standard control construction measures including those of surface water management, referenced in my report above will not result in the residential adversely impacting surface water quality in the North-West Irish SPA or the Clogherhead SAC. Any pollutants from the site that should enter groundwater during the construction stage, via spillages onto the overlying soils, or via spillages into the surrounding drains, will be subject to dilution

and dispersion within the groundwater body, rendering any significant impacts on water quality within the nearest Natura 2000 sites unlikely. This conclusion is supported within the Planning Authority's own AA assessment which concurred with the findings and conclusions of the AA Screening Report submitted by the applicant as part of his planning documentation. The AA screening Report as submitted by the applicant concluded the following 'that no negative impacts upon any Natura 2000 site within the zone of influence should arise from the proposal's construction and/or operational phase of development and that a finding of no significant impact (FONSI) can be reached. It is therefore, not considered that the proposed development should necessitate or warrant progression to Stage 2 Appropriate Assessment (Natura Impact statement)'.

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 these or any other European Site. The reason for this conclusion is as follows:

- The modest scale of the development, which relates to the construction of a fully serviced residential chalet on zoned, serviced lands,
- The separation distance from the nearest European sites.
- The AA screening exercise conducted by the applicant and supported by the Planning Authority which concluded that 'that no negative impacts upon any Natura 2000 site within the zone of influence should arise from the proposal's construction and/or operational phase of development and that a finding of no significant impact (FONSI) can be reached. It is therefore, not considered that the proposed development should necessitate or warrant progression to Stage 2 Appropriate Assessment (Natura Impact statement)'.

I conclude, that on the basis of objective information, the proposed development would not have a 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 (Stage 2) under Section 177V of the Planning and Development Act 2000 (as amended) is not required. I have conducted my own Appropriate Assessment screening exercise and completed an examination and identification of any potential significant effects of the development, alone, or in

combination with other plans or projects on European sites. The screening is supported by a review of National Parks and Wildlife Service (NPWS) datasets, Ordnance survey mapping and aerial photography.