



An
Coimisiún
Pleanála

Inspector's Report PL-500548-MN-26

Development	Construction of 56 dwellings, new entrance on Ross Carraig Road, and new boundary walls.
Location	Cloghvally Lower, Carrickmacross, Co. Monaghan.
Planning Authority	Monaghan County Council
Planning Authority Reg. Ref.	2560303
Applicant(s)	B & C Contractors Ltd.
Type of Application	Planning Permission
Planning Authority Decision	Grant permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Pat & Paul McNally
Observer(s)	None.
Date of Site Inspection	28 th April 2026
Inspector	Dan Aspell

1.0 Site Location and Description

- 1.1.1. The site is in Cloghally Lower, Carrickmacross, Co. Monaghan. It comprises an agricultural field and adjacent open land. The site is currently accessed from the R927 Castleblaney Road which is to the east. The R927 Ross Carraig Road is to the north. Along the western boundary is an open area of land and 6 no. dwellings which back onto the site. To the south is agricultural land. To the south-east is a dwelling under construction. Open land and an agricultural field are to the east. In relation to topography, the site and adjacent lands are elevated.

2.0 Proposed Development

- 2.1.1. The proposed development generally comprises 56 no. 1- and 2-storey dwellings. It includes for a vehicular access to the R927 Ross Carraig Road and a pedestrian only access to the R927 Castleblaney Road, generally in the location of the existing field access. The applicant submitted a Design Statement; Engineering Service Report; Stage 1/2 Road Safety Audit; and related information and drawings.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. Monaghan County Council issued a notification to grant permission subject to 21 no. Conditions on the 8th December 2025. I note the following in particular:
- Condition 7: No dwellings occupied until the childcare extension permitted under Reg. Ref. 2560277 is operational;
 - Conditions 8, 10, 14, & 17 relate to construction management;
 - Conditions 9 and 16: Dwellings design and materials;
 - Condition 11: Fill importation;
 - Condition 13: Recommendations of Road Safety Audit;
 - Condition 15: Surface water details and requirements;
 - Condition 18: Details of landscaping and planting.

3.2. Planning Authority Reports

3.2.1. Planning report: The report recommended permission be granted. I note the following points:

- Principle: The development at this location is acceptable in principle and in compliance with the zoning, subject to density considerations;
- Urban housing: Proposal was not considered contrary to and there are no conflicts with Housing Strategy Objectives HSO1-10. Report sets out points in relation to urban design and multi-unit development requirements and raises no concern in these regards;
- Open space: The proposed 3,816sqm public open equates to 15.6% and is acceptable. The proposed private open space is in compliance. A formal playground is proposed with equipment;
- Residential amenity: The closest existing dwellings are approx. 29m away; Details of boundaries are provided. Remaining details can be agreed by condition;
- Density & mix: The density is below the Compact Settlement Guidelines range. The applicant provides a rationale based on the size of the settlement; the edge of settlement location; and the large amount of single storey dwellings in the scheme. Report deems the justification acceptable;
- Dwelling design: Finishes respond to local character. Bin and cycle storage is indicated. Rear garden access is indicated. Detailed design and materials can be agreed by condition;
- Landscaping: Some landscape details provided. Details of boundaries have been partly clarified. Further details to be agreed by condition;
- Roads: Municipal District engineer and Roads Design Team have no objections. Scheme will tie into existing footpath along R927 site frontage. A pedestrian link is also proposed to the footpath on the R927 Castleblayney Road. An insurance bond to ensure completion is required;
- Parking: Report indicated that the proposed car parking and visitor parking meets minimum Development Plan requirements;

- Flood risk: No issues arising;
- Water services: Pre-Connection Enquiry submitted. Water and wastewater connections are feasible. A Water Protection Checklist is submitted;
- Part V: 20% social housing provision is proposed. Housing Section state this is sufficient;
- Creche provision: Report set out details of requirements and provision in the area. It noted that the applicant stated an extension to an existing childcare facility was recently approved where the applicant for the facility was the same as the subject residential applicant. Report noted a related letter from Monaghan Childcare Committee is provided and considered it appropriate to attach a condition for the housing scheme to not be occupied until the childcare extension is operational;
- Third party submissions: A response to third party submission is provided;
- Appropriate Assessment: There are no significant watercourses in proximity. Stage 2 AA is not required;
- EIA: EIAR is not required.

Other Technical Reports:

- 3.2.2. Roads Section: No objection in respect of Appendices 10 and 11 of the County Development Plan.
- 3.2.3. Road Condition: No objection subject to conditions (sight distances & boundaries; Road Safety Audit recommendations; no development over public sewers or mains; construction traffic management plan; and cash deposit for completion of works).
- 3.2.4. Environmental report: No objection stated subject to conditions (water protection plan; Uisce Eireann confirmation; Construction & Demolition Waste Management Plan; Nature Based Solutions Management & Maintenance Plan; surface water management; construction management; fill management; and waste management).
- 3.2.5. Housing: No objection subject to conditions.
- 3.2.6. Public Lighting: No objection.

3.3. **Prescribed Bodies**

- 3.3.1. Uisce Eireann: Submission stated that a pre-connection enquiry had been submitted but not yet completed. Submission recommended further information be requested and the outcome of the enquiry would be submitted with the further information response. (A confirmation of feasibility was subsequently submitted by the applicant)

3.4. **Third Party Observations**

- 3.4.1. During the application stage 4 observers are recorded on the Commission file as having made observations to the Planning Authority: Pat & Paul McNally; Emma Kellet & Richard Behan; John Clinton & Monica Haughey; and Michael Courtney.
- 3.4.2. The issues raised related to: pedestrian, vehicular & service access; details of site access incl. gradients; trees & hedgerows; boundaries; surface water; soil suitability; child safety; and overlooking.
- 3.4.3. As the applicant states, one Observation is recorded by the Planning Authority as being invalid. It is not fully clear from the Commission file which observation this is, however review of the Planning Authority public file indicates the observation from Emma Kellet & Richard Behan was found to be invalid. The Commission may be inclined to seek further submissions from the Planning Authority in this regard, however given the nature of the issues raised I do not consider this is warranted to make a decision on the appeal.

4.0 **Planning History**

4.1. **Subject site**

- 4.1.1. No recent history relevant.

4.2. **Nearby sites:**

Adjacent site to south:

- 4.2.1. Reg. Ref. 2360322: Neighbouring dwelling under construction. Permission granted by the Planning Authority in 2024 for development consisting of the erection of a two-storey detached dwelling, single storey garage, new entrance onto public road,

entrance gates and piers, access lane and all associated site works. Owner made observation on the subject case (Emma Kellet & Richard Behan, as noted above).

Within town centre:

- 4.2.2. Reg. Ref. 25/60277: Permission granted by the Planning Authority in 2025 for an extension to the existing creche and childcare premises to include: Additional fire escape stairs from first floor at rear of existing premises; Linked additional 2-storey modular unit at rear of site with play space on first floor, and; Relocation of boundary fencing and site works within the plot (Applicant: B & C Contractors Ltd).

5.0 Policy Context

5.1. Relevant National & Regional Policy / Ministerial Guidelines

Sustainable Residential Development & Compact Settlements 2024 & Appendices.

Ireland's 4th National Biodiversity Action Plan 2023-2030, incl. Objectives & Targets.

Regulation of Commercial Institutional Investment in Housing Guidelines for Planning Authorities 2023.

Design Manual for Urban Roads & Streets (DMURS) 2019.

Spatial Planning and National Road Guidelines for Planning Authorities 2012.

Planning System & Flood Risk Management Guidelines 2009.

Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities 2009 and related Urban Design Manual 2009 and Urban Design Manual, A Best Practice Guide, A Companion Document to the Planning Guidelines on Sustainable Residential Development in Urban Areas, DEHLG 2009.

Planning System & Flood Risk Management Guidelines 2009.

Quality Housing for Sustainable Communities Best Practice Guidelines for Delivery Homes Sustaining Communities 2007.

Childcare Facilities Guidelines for Planning Authorities 2001.

Recommendations for Site Development Works for Housing Areas 1998.

5.2. Development Plan

5.2.1. The subject field is zoned 'Proposed Residential A' in the Monaghan County Development Plan 2025-2031, I note the following Development Plan provisions in particular:

Core Strategy Objectives CSO1, CSO2, CSO3, and CSO4;

Housing Strategy Objectives HSO1, 2, 4, 5, 8, 9 and 10;

Strategic Towns Objective SHO2;

Housing Density Policy HDP1 and Section 15.8.7 'Housing Density'. Also Sections 2.10 'Sustainable Residential Densities' and 3.14 'Residential Density';

Residential Amenity Policy RAP1 and Section 15.22.2 'Residential Amenity';

Multi-Unit Residential Development Policy MURP1 and Section 15.8 'Multi-Unit Residential Development';

Transport and Infrastructure Strategic Objectives TISO1; Active Travel and Recreational Walking and Cycling Policy ATP4; and Social Inclusion Objective SIO4;

Pedestrian Footpaths and Public Lighting Policy PFP1 and Section 15.28 'Pedestrian Footpaths and Public Lighting';

Policy LCP1 'Landscaping and Boundary Treatment Policy' and Section 15.22.4 'Landscape and Boundary Treatment'. Also Heritage, Conservation and Landscape Objective HCLO17;

Childcare Facilities Policy CFP3; Section 5.9 'Childcare Facilities'; Childcare Facilities (Standalone and within Multi-Unit Residential Developments) Policy CFRDP1; and Section 15.8.15 'Childcare Facilities (Standalone and within Multi-Unit Residential Developments)';

5.2.2. Development Plan Appendix 10 'Road Safety Audit (RSA)' and Appendix 11 'Access Details'.

Other

5.2.3. Carrickmacross Town Centre First Plan 2024.

5.3. Natural Heritage Designations

5.3.1. Stabannan-Braganstown SPA is approx. 20.4km to the south-east.

6.0 Environmental Impact Assessment screening

6.1.1. The proposed development has been subject to preliminary examination for environment impact assessment (See Form 1 & 2 Appendix 1 of this report). Having regard to the characteristics and location of the development and the types and characteristics of potential impacts, I consider that there is no real likelihood of significant effects on the environment. The development, therefore, does not trigger requirement for EIA screening and an EIAR is not required.

7.0 The Appeal

7.1. Grounds of Third-Party Appeal

7.1.1. A third-party appeal was received, from Pat & Paul McNally of Castleblaney Road Carrickmacross (adjacent the site to the north-east), the main points of which are summarised as follows:

- Planning history: Appeal sets out details of planning history, including reference to an appeal made by the appellant against permission for a petrol filling station on the subject site in 2009, which the Board refused in part on grounds of the petrol filling station potentially compromising access to the appellant's zoned lands to the east of the subject site. Appellant states that the same issue may arise in this case;
- New pedestrian link: Residents are likely to park at the entrance to the pedestrian link to access their properties. This would impact the appellant's access to their property and hinder traffic management and flow on Castleblaney Road;
- Non-pedestrian use: The pedestrian link could be used by electric scooters and bicycles which are a safety risk. One dedicated main entrance on Ross Carraig Road would be safer and more efficient. The proposed steps can be modified

later to accommodate electric scooters etc. Proposal should have no access to Castleblaney Road and a full boundary wall between both properties;

- Boundary wall between both properties: It is unclear if a boundary wall will be built between both properties. The proposal might create a 'no-go' area between the two properties and result in dumping or trespass. The area is already overgrown. These issues would negatively effect and devalue the appellant's property;
- New second entrance: Appellant concerned the proposed pedestrian access could be converted to a full access. A full boundary wall at this point would stop this;
- Service access: The Council is granting access to its land for this development. Appellant concerned that property may be sold for development which would potentially block access to local services for the appellant's property. Service connections should be installed in the Castleblaney Rd for future development;
- Conclusion: Appellant states the proposal is not in keeping with the Development Plan and is devaluing the appellant's property. Appellant requests the Commission to refuse permission.

7.1.2. The appeal includes planning history documents and annotated photos of the area.

7.2. **First-Party Response to Third-Party Appeal**

7.2.1. A first-party response to the third-party appeal was received, summarised as follows:

- Application: Response sets out details of the proposal, Planning Authority assessment and decision to grant. The response to the appeal is as follows:
- Proposed pedestrian link: There is an existing access where the pedestrian link is proposed. Response states the appellant concerns are based on hypothetical scenarios. Changing the access to a vehicular access would require planning permission. The response states that a similar link was proposed in a case in Dundalk, which the Commission granted (Reg. Ref. ACP-314720-22). A condition for detailed design was attached in that case. The applicant is willing to accept a similar condition;

- Potential for parking at pedestrian link: Response states that potential for parking at the pedestrian entrance is unsubstantiated. Every dwelling proposed will have 2 no. on-curtilage parking spaces. Visitor parking is also proposed. Illegal parking is a policing matter;
- Non-pedestrian use of link: The pedestrian link will incorporate ambulant steps. There will be no level access and as such it is unsuitable for vehicles, bicycles and electric scooters. There is no mention in the application of modifying these steps and there would be no benefit of doing this. Scooters and bicycles are a sustainable form of transport;
- Impact of potential vehicular use on appellant property value: Response reiterates that a pedestrian link only is proposed and that it could not be changed to a vehicular link without planning permission;
- Boundary treatment: There is hedgerow between the site and appellant property which will be retained and infilled where required. The proposed boundary also includes a block wall (1.8m) on top of a concrete retaining wall. Applicant will accept a condition for the agreement of boundary treatments. The reason for any 'gap' between the hedge and site boundary is to retain as much hedgerow as possible whilst also providing a robust boundary;
- Access for services / Council land: The application included Council owned lands, and a letter of consent from the Council was included. The consent makes it clear that the consent letter is only for the making of an application;
- Previous application for petrol station: Response states the referenced petrol filling station applications were over 15 years ago. Response states the subject proposal is entirely different and that the matters arose in the Board's consideration of the petrol filling station do not arise in the current case. The Response includes layouts which indicate the two PFS applications proposed access to the Castleblaney Road whereas the subject proposal accessed the Ross Carraig Road. Response also states the appellant appealed those cases, and that the second PFS application / appeal successfully overturned the previous reasons for refusal;
- Compliances with County Development Plan: Response refutes appellant point that the proposal does not comply with the Development Plan. Response states

the Planning Authority found the application to be in compliance. Response sets out significant details of how the proposal complies, including in relation to zoning; Core Strategy / Settlement Strategy; policies and objectives; Housing Strategy; Development management standards; separation distances; dwelling mix; Part V; Density; open space; residential amenity;

- Childcare facilities: Response sets out requirements of Development Plan and Childcare Guidelines. Response states the Planning Authority Planner Report considered the local supply of childcare places. The applicant engaged with the Monaghan County Childcare Committee. Their preference was for an extension of existing facilities in Carrickmacross. The Planning Authority attached Condition 7 which required that no dwellinghouse be occupied until the childcare extension permitted under Reg. Ref. 2560277 is operational;
- Landscaping & boundary treatments: Response sets out details of the 4 no. boundary treatment types proposed. Revised landscaping plans were submitted in response to further information. All existing boundary hedging is to be retained. The Planning Authority found the submitted details to be satisfactory;
- Water protection & surface water drainage: Sustainable urban drainage systems are incorporated. A Water Protection Plan was submitted and found to be acceptable;
- Road access standards: A priority junction is proposed from Ross Carraig Road. A Stage 1/2 RSA was submitted; all recommendations have been integrated. Sight visibility splays of 59m are indicated;
- Parking: Two car parking spaces are proposed per dwelling which is the applicable Development Plan standard;
- Pedestrian footpaths & public lighting: All dwellings have individual rear or front garden access cycle storage. Public lighting and footpaths are already in place on both roads accessing the proposed development. An outdoor lighting report was submitted. The site is 10 minutes walk to Carrickmacross town centre;
- Waste storage: Bin storage is provided to the front gardens of terraces;

- Conclusion: Site is on zoned land. Application complies with all relevant policies, objectives and development management requirements.

7.2.2. The response includes a schedule of accommodation and a site plan. The response refers to the Carrickmacross Town Settlement Plan; whilst I see no record of such a plan, I have had regard to the Carrickmacross Town Centre First Plan 2024.

7.3. **Planning Authority Response**

7.3.1. None.

7.4. **Observations**

7.4.1. None.

7.5. **Further Responses**

7.5.1. None.

8.0 **Assessment**

8.1.1. Having regard to the foregoing; having examined the application, appeal, Planning Authority reports, and all other documentation on file including all of the submissions received in relation to the appeal; and having inspected the area within and around the site; and having regard to relevant local, regional and national policies, objectives and guidance, I consider the main issues in this appeal are as follows:

- Principle of development;
- Access;
- Boundaries;
- Related matters raised in the course of the appeal.

8.2. **Principle of Development**

8.2.1. The subject field is zoned 'Proposed Residential A', where the land use zoning objective is "*To provide for new residential development and for new and improved*

ancillary services.” I am satisfied the proposed development is acceptable in principle subject to the considerations below.

8.3. Access

- 8.3.1. In relation to the proposed access arrangements, I have considered the points made in the appeal, appeal response, and Planning Authority internal reports, including the Roads Section and Roads Condition reports. I have also considered the information submitted by the applicant, including Engineering Service Report, Stage 1/2 Road Safety Audit, related information submitted, and drawings.

Pedestrian link

- 8.3.2. In broad terms the appellant raises concern with potential for uncontrolled parking at the entrance to the proposed pedestrian link from Castleblayney Road; the potential for non-pedestrian use of the link; as well as the potential for the pedestrian link to be made into a vehicular link. The appellant seeks for the proposed link to be omitted.
- 8.3.3. I note the applicant responses to each of these matters. Overall, I find the applicant responses satisfactory and the merits of the link to be reasonable. The link provides a convenient pedestrian access for residents of the development to access the town centre, rather than having to move between the site and town centre by the Ross Carraig Road. I see limited scope for non-pedestrian modes of transport to use the link on account of the steps and levels proposed. Also, as the applicant states, the subject application provides no potential for the link to be converted to a vehicular route. Accordingly, I am satisfied the link is reasonable.
- 8.3.4. Regarding the potential for uncontrolled parking at the entrance to the link, I have had regard to the proposed layout and its relationship to the Castleblayney Road. I note the applicant’s points that 2 no. on-curtilage car parking spaces plus visitor spaces are proposed within the development. Whilst I accept that some residents may, essentially, drive past their dwelling to access the proposed development by the Ross Carraig Rd, I consider the potential for irregular parking at the pedestrian link arising from the development would likely be minimal. In this regard, as the appellant states, vehicles left in that location would enjoy no passive surveillance and would be a distance from the proposed dwellings. I note photographs of vehicles parked in this location submitted by the appellant, however at the time of my site visit

there were no vehicles parked there. On balance, I consider there would be limited likelihood of significant uncontrolled parking in this area arising from the development.

- 8.3.5. I note the lands between the site and existing site access are not indicated as being within the control of the applicant or Local Authority. No issues in terms of right of access have been raised by any parties in this regard.
- 8.3.6. Regarding the proposed design and layout, the existing site access at this point comprises a gate. The submitted plans indicate the existing gate within the proposed layout. Limited details of the design and layout of the link are provided. I consider that a condition for the agreement of the access design, layout, materials, and lighting is warranted, to include for the removal of the existing gate.

Access to appellant's lands

- 8.3.7. Regarding the appellant concerns regarding access to, and the development potential of, their lands as a result of the development, I note the appellant indicates that their lands are adjacent the subject site to the north-east, generally between the subject site and the Castleblayney Road. Having reviewed the appeal documentation and having visited the site, it appears that a vehicular access to the appellant's lands exists adjacent the existing vehicular access to the subject site, just off the Castleblayney Road. I note the appellant and applicant points regarding historical planning applications on the subject site for a petrol filling station. Having reviewed the available information, I see limited if any potential for the subject development to inhibit access for the appellant to their lands to the north-west.

Roads and access

- 8.3.8. In the above context, I have had due regard to the proposed access arrangements overall. I note the appellant points regarding inclusion of Council-controlled lands adjacent the Ross Carraig Rd as part of the subject site. I have also had due regard to the submitted engineering reports and drawings; Stage 1/2 RSA; and Planning Authority internal reports. The appellant and Observations raise limited concern in these regards. I note the conditions recommended by the Planning Authority. I am satisfied the proposed access arrangements overall are reasonable and generally comply with Development Plan and national guidelines, subject to conditions.

8.3.9. Regarding Conditions, I consider that conditions are warranted for agreement of the detailed design of the pedestrian link; for implementation of the RSA recommendations; construction management; construction traffic management, and related standard conditions including in relation to security for completion of works.

8.4. **Boundaries**

8.4.1. I note the points made in the appeal in relation to the proposed boundary treatments. I have had regard to the Planning Authority Planner Report points and related points regarding boundaries within the Observations on file. I have reviewed the information submitted in response to further information. The Planning Authority found the submitted details to be satisfactory. I am generally satisfied with the boundary treatment proposals, including in relation to safety, subject to conditions for the agreement of detailed design of the site boundary treatments.

8.4.2. Related in this regard, the appeal also requested for the proposed pedestrian link to be omitted and the boundary at this point walled up, and for a full-height block wall to be constructed along the boundary with the appellant's property (adjacent to the site, to the north-east). I have addressed the proposed pedestrian link above, and do not consider that the link should be omitted.

8.4.3. Regarding the boundary with the appellant's property to the north-east, I note that the rear gardens of the dwellings proposed along this boundary would back onto the appellant's site. The applicant states in response to the appeal that there is hedgerow between the site and the appellant's property which will be retained and infilled where required; that the proposed boundary also includes a block wall (1.8m) on top of a concrete retaining wall; that the applicant will accept a condition for the agreement of boundary treatments. The appeal response states that the reason for any 'gap' between the hedge and site boundary is to retain as much hedgerow as possible whilst also providing a robust boundary. Whilst some of these details for the proposed wall and retaining wall, and existing hedgerow are indicated (Drw. No. PP 03 by Kenneth D. Lonergan & Associates Ltd) I am not satisfied sufficient details of the wall alignment and relationship to the hedgerow, including in terms of root protection, are provided. I consider that a condition is warranted in this regard for the agreement of boundary details.

8.5. Related matters raised in the course of the appeal

Childcare

- 8.5.1. The appellant raised no issue in relation to the provision of childcare facilities, however I note the points made in the Planner Report and the attachment of Condition 7 to the Planning Authority decision.
- 8.5.2. Condition 7 stated generally that no dwellings occupied until the extension permitted to an existing childcare facility (Reg. Ref. 2560277, permitted in 2025) is operational. The applicant in that case and in the subject case is B&C Contractors Ltd. The existing creche referenced is 'Daisy Chain Childcare' located 1.4km to the south.
- 8.5.3. Development Plan Childcare Facilities Policy CFP3 seeks to facilitate and support, where a need is identified, and in cooperation with the Monaghan County Childcare Committee (MCCC), the provision of childcare facilities in appropriate locations, and where possible within towns and villages and/or adjacent to existing community facilities to facilitate localised provision, accessibility and sustainable development.
- 8.5.4. Section 5.9 states that the Childcare Facility Guidelines for Planning Authorities (2001) advocate a more pro-active role by the Council in the promotion of increased childcare provision. The guidelines recommend that a twenty-unit creche or childcare facility should be provided for every seventy-five (75) houses within new residential developments. Where it is demonstrated to the satisfaction of the Council that there are sufficient childcare spaces available in the locality, developers will be required, in lieu, to provide other community benefits by way of direct provision or financial contribution agreed with the Council.
- 8.5.5. Section 15.8.15 states that in respect of proposed multi-unit residential development of less than 75 units, the Planning Authority shall determine the need for the developer to provide a childcare facility based on the total number of units proposed. This determination shall also have regard to other multi-unit residential developments of less than 75 units which have been previously permitted and commenced in the vicinity in the last three years. In these circumstances, the developer may be required to submit an evidence based supporting statement which clearly demonstrates that there are sufficient existing childcare facilities available in the surrounding area. It states the applicant should consult with Monaghan County Childcare Committee prior to the preparation of the statement, if one is required.

- 8.5.6. The applicant's appeal response sets out the requirements of Development Plan and Childcare Guidelines. The response states the Planning Authority Planner Report considered the local supply of childcare places; that the applicant engaged with the MCCC; and that the MCCC preference was for an extension of existing facilities in Carrickmacross. The applicant notes the attachment of Condition 7.
- 8.5.7. Regarding the letter submitted from MCCC, I have reviewed the letter which I would characterise as a letter of support for the extension of the referenced Daisy Chain Childcare facility to facilitate the further development by B&C Contractors Ltd.

Assessment

- 8.5.8. I have had due regard to the foregoing, in particular that the number of dwellings proposed is below the 75 no. threshold in the Childcare Guidelines. I have reviewed the available information on file relating to the supply of childcare places in the area.
- 8.5.9. Having considered the foregoing, I am not satisfied Condition 7 is reasonable or necessary. Whilst B&C Contractors Ltd was the applicant in that case, and whilst the applicant has not raised issue with the attachment of Condition 7, I am not satisfied it is reasonable or necessary to link the occupation of the subject residential development to the permitted childcare facility extension. In this regard, I do not consider there is sufficient clarity as to whether the applicant has sufficient control of the referenced childcare facility to deliver the permitted extension. Having reviewed the available information on childcare places, I am satisfied there is sufficient supply, and sufficient certainty of supply of childcare places in the area, to facilitate the subject development, including having regard to the permitted childcare facility extension without the inclusion of Condition 7 to any grant of permission in this case.

Surface water

- 8.5.10. No issues in this regard were raised within the appeal. I note points made within the Observations on file, including in relation to concerns of potential overflow and soil suitability. The Planning Authority internal reports raised no objection in this regard, subject to conditions. I have reviewed the proposed development in this regard, including proposed SuDS and the submitted Water Protection Checklist. Having regard to the information on file, and whilst I note the proposed ground level differences across the site relative to adjacent lands, I am broadly satisfied with the proposed development in this regard, subject to standard surface water conditions.

Landscaping

8.5.11. I note the Planning Authority Planner Report points in relation to landscaping and boundary treatments. I also note the points made in the appeal and Observations on the file in relation to boundary treatments. I have reviewed the information submitted in response to further information. Existing boundary hedging is to be retained. The Planning Authority found the submitted details to be satisfactory. I am generally satisfied with the landscaping and boundary treatment proposals, subject to conditions for the agreement of detailed landscape and boundary design.

Residential amenity

8.5.12. I note points made within the Observations on file, including in relation to overlooking and overbearance. To the west, the closest existing dwelling would be approx. 28m away from the nearest proposed dwellings. To the south, the existing dwelling under construction (Reg. Ref. 2360322) is approx. 8.5m from the site boundary at closest. The boundary at this point comprises mature hedges and a tree. Five of the proposed dwellings would back onto the site boundary at this point. The side of the under-construction dwelling sides-onto the subject site, with a single window at first-floor facing the site (a bathroom window). The total distance between the rear of the closest proposed dwelling and the north elevation of the under construction dwelling would be approx. 14.7m. Having regard to the layout and form of residential development proposed, I am broadly satisfied the development would provide for an acceptable level of residential amenity for the proposed and under construction dwellings, subject to conditions relating to details of boundary treatments.

Density

8.5.13. Regarding density, the Development Plan indicates a target residential gross density of 30upha for Carrickmacross. The proposed net density is approx. 23 upha. Development Plan Sections 2.10 and 3.14 state that topography can affect density, and that a lower density may be appropriate. It also states the appropriate density can be affected by the local pattern of development and density adjoining the site; the existing landscape; design quality; levels of privacy & amenity; proximity to transport routes; infrastructure capacity; and servicing. Development Plan Policy HDP1 requires density to accord with the Compact Settlement Guidelines. The

Compact Settlement Guidelines indicate a density range (Key Town / Large Town – Suburban / Urban Extension’) of 30upha net.

8.5.14. The applicant addresses this matter. They state that the north of the site comprises a steep embankment which cannot be developed, and as such the net density is 26upha. They also refer to the topography and pattern of development in the area and the need to protect existing residential amenities.

8.5.15. I have had regard to the provisions of the Development Plan, including Section 2.10, and the Compact Settlement Guidelines, including Sections 3.3 and 3.4 (Refining Density). Based on the elevated topography within the site; its proximity to adjacent dwellings; the form and layout of dwellings proposed; and the density and pattern of development in the area, I am generally satisfied the proposed density is acceptable and generally complies with the provisions of the Development Plan.

Design and layout

8.5.16. I note points made in the Observations on file. The Planner Report raised no issues in this regard. I am generally satisfied with the proposed design and layout, including in terms of development management standards and requirements; open space; housing mix; and design, subject to standard conditions in relation to landscaping, boundaries, and materials.

Ground levels

8.5.17. The application documentation indicates the proposed ground level changes within the site, generally comprising a lowering of levels toward the centre of the site and some raising of levels at the edges. These are indicated within Drws. No. PP 05 and 24216-08. I have had regard to the proposed levels changes, including in terms of EIA screening, residential amenity, pedestrian & vehicular movement, and visual impact. I am generally satisfied with proposals in this regard subject to conditions for the agreement of a resource waste management plan and topsoil management plan.

Property values

8.5.18. I note points made within the appeal and appeal response in relation to property values. Having regard to the assessment above, including in relation to parking, access and related impacts on third party lands, I am satisfied the proposed

development would not have such significant detrimental impacts on the area significantly impact the value of property in the vicinity.

Conditions:

8.5.19. I make the following additional points in relation to conditions:

- Part V: I note the applicant proposals and Housing Section report. Standard conditions.
- Uisce Eireann: I note the applicant proposals and Irish Water confirmation of feasibility. Standard conditions.
- Construction management; Construction traffic; Demolition & waste; Topsoil; Public lighting; Surface water; Waste management; Taking in charge; Naming & numbering; Commercial housing: Standard conditions.
- Contributions: Section 48 contribution conditions.

9.0 **Appropriate Assessment screening**

9.1.1. I have considered the project in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located approx. 20.4km from Stabannan-Braganstown SPA. The proposed development comprises 56 no. houses. No nature conservation concerns were raised in the planning appeal. 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: the nature of works e.g. small scale and nature of the development, and the location-distance from nearest European site and lack of connections. Taking into account screening report/determination by LPA, 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

10.1.1. The subject site is located approximately 171m from the Rossdreenagh stream (Ref. IE_NB_06R030400). The proposed development comprises 56 no. houses. No water deterioration concerns were raised in the planning appeal. I have assessed the project and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied 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, or otherwise jeopardise any water body in reaching its WFD objectives. The reason for this conclusion is as follows: the nature of works e.g. small scale and nature of the development, and the location-distance from nearest water bodies. I conclude that on the basis of objective information, the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

11.1.1. I recommend permission be **Granted**, for the reasons and considerations below.

12.0 Reasons and Considerations

Having regard to the nature, scale, layout and design of the proposed residential development; and to the existing and permitted pattern of development in the area, it is considered that the proposed development generally complies with the policies and objectives of the Monaghan County Development Plan 2025-2031, including having regard to the 'Proposed Residential A' land use zoning objectives for the area, as well as the relevant provisions of the Sustainable Residential Development & Compact Settlements 2024. On balance it is considered that the proposed development would not impact unduly on residential amenities, traffic, public health

or the local environment, and that therefore the proposed development would be in accordance with the proper planning and sustainable development of the area, subject to the conditions below.

13.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the Planning Authority on the 11th day of November 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 to the proposed structures/buildings 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 and to ensure an appropriate high standard of development.</p>
3.	<p>Upon completion of the development and prior to the taking in charge of the road infrastructure, the developer shall complete Stage 3 and 4 Road Safety Audits, to be carried out by an independent, approved and certified auditor. The recommendations contained in the Road Safety Audit and agreed actions shall be signed off by the audit team and agreed in writing with the planning authority.</p> <p>Reason: In the interest of pedestrian and traffic safety.</p>
4.	<p>Prior to the commencement of development, the detailed design of the pedestrian link including its design, layout, materials and lighting shall be submitted for the written agreement of the Planning Authority. The detailed design shall provide for the removal of the existing site entrance gate.</p> <p>Reason: In the interests of pedestrian and traffic safety.</p>

5. The following shall be complied with:
- (a) The detailed design of the proposed public open space shall be agreed in writing with the Planning Authority prior to the commencement of development.
 - (b) The site shall be landscaped in accordance with a comprehensive boundary treatment and landscaping scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:
 - (i) A plan to scale of not less than 1:500 showing –
 - (ii) Existing trees and hedgerows, specifying which are proposed for retention as features of the site landscaping;
 - (iii) The measures to be put in place for the protection of landscape features during the construction period;
 - (iv) The species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder and which shall not include prunus species;
 - (v) Details of screen planting which shall not include cupressocyparis x leylandii;
 - (vi) Details of roadside/street planting which shall not include prunus species;
 - (vii) Hard landscaping works, including details of all proposed hard and/or permeable surface materials & finishes, footpaths, kerbing, road surfaces and finished levels within the development;
 - (viii) details of proposed street furniture, including bollards, lighting fixtures and seating;
 - (ix) details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes. (b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment
 - (x) A timescale for implementation;
 - (xi) Details of the boundary treatment along the eastern site boundary, including details of the proposed wall alignment; relationship to the existing hedgerow; and details of root protection areas and provisions.
- All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a

	<p>period of five years from the completion of the development or until the development is taken in charge by the local authority, whichever is the sooner, 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>
6.	<p>The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.</p> <p>Reason: To prevent flooding and in the interests of sustainable drainage.</p>
7.	<p>Prior to the commencement of development the developer shall enter into a Connection Agreement(s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.</p> <p>Reason: In the interest of public health and to ensure adequate water/wastewater facilities.</p>
8.	<p>Public lighting shall be provided in accordance with a scheme which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. Such lighting shall be provided prior to the making available for occupation of any residential unit.</p> <p>Reason: In the interest of amenity and public safety.</p>
9.	<p>A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials within each house plot shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained and waste shall be managed in accordance with the agreed plan.</p> <p>Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.</p>
10.	<p>Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects</p>

	<p>(2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.</p> <p>Reason: In the interest of reducing waste and encouraging recycling.</p>
11.	<p>All topsoil shall be stripped and stored separately from overburden, to enable its reuse. Detailed proposals in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: To enable its sustainable re-use.</p>
12.	<p>Proposals for an estate/street name, house/apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house/apartment numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).</p> <p>Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.</p>
13.	<p>The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the local authority in the event of the development or parts of the development being taken in charge. Detailed proposals in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: To ensure the satisfactory completion and maintenance of this development.</p>
14.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan</p>

shall provide details of intended construction practice for the development, including:

- (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
- (b) Location of areas for construction site offices and staff facilities;
- (c) Details of site security fencing and hoardings;
- (d) Details of on-site car parking facilities for site workers during the course of construction;
- (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
- (f) Measures to obviate queuing of construction traffic on the adjoining road network;
- (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
- (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
- (i) Provision of parking for existing properties at [specify locations] during the construction period;
- (j) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (k) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (l) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (m) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.
- (n) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority;

	Reason: In the interest of amenities, public health and safety and environmental protection
15.	<p>A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.</p> <p>Reason: In the interest of traffic safety and convenience.</p>
16.	<p>Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority, in accordance with the requirements of section 94(4) and section 96(2) and 96(3)(a), (Part V) of the Planning and Development Act 2000, as amended, and/or the provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended], unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination.</p> <p>Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.</p>
17.	<p>The following shall be complied with:</p> <p>(a) Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all relevant residential units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.</p>

	<p>(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each of the residential units for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.</p> <p>(c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.</p> <p>Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.</p>
18.	<p>Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.</p> <p>Reason: To ensure the satisfactory completion of the development.</p>
19.	<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.</p>

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 Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dan Aspell
Planning Inspector
5th May 2026

APPENDIX 1

Form 1: EIA Pre-Screening

Case Reference	ACPL-500548-25
Proposed Development Summary	Construction of 56 no. dwellings.
Development Address	Cloghvally Lower, Carrickmacross
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?	
	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
	<input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required.	
<input checked="" type="checkbox"/> 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)	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)

Inspector: _____ **Date:** __ 24th April 2026 __

Form 2: EIA Preliminary Examination

Case Reference	ACPL-500548-25
Proposed Development Summary	Construction of 56 no. dwellings.
Development Address	Cloghvally Lower, Carrickmacross
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	Proposed development comprises 56 no. dwellings in a town, and includes some site levelling. The proposed development has a modest footprint, comes forward as a standalone project, requires modest demolition works, does not require the use of substantial natural resources, or give rise to production of significant waste, significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, human health or is vulnerable to climate change.
Location of development	The development is located in a town on agricultural land. The receiving location is not particularly environmentally sensitive and is removed from sensitive natural habitats, designated sites and identified landscapes of significance in the County Development Plan. The site is not of historic or cultural significance. Given the scale and nature of development and mitigation proposed there will be no significant environmental effects arising.
Types and characteristics of potential impacts	Having regard to the characteristics and modest nature of the proposed development, the sensitivity of 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.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	Schedule 7A Information required to enable a Screening Determination to be carried out.
There is a real likelihood of significant effects on the environment.	EIA is not required.

Inspector: _____ Date: 24th April 2026
 DP/ADP: _____ Date: _____

APPENDIX 2

Screening for Appropriate Assessment - Test for likely significant effects				
Step 1: Description of the project and local site characteristics				
Brief description of project		Construction of 56 no. houses		
Brief description of development site characteristics and potential impact mechanisms		Site measures 0.2ha and comprises grassed agricultural land, open land. Stabannan-Braganstown SPA is approx. 20.4km to the south-east.		
Screening report		No		
Natura Impact Statement		No		
Relevant submissions		Planning Authority screening		
Step 2. Identification of relevant European sites using the Source-pathway-receptor model				
European Site (code)	Qualifying interests Link to conservation objectives (NPWS, date)	Distance from proposed development (km)	Ecological connection	Consider further in screening Y/N
Stabannan-Braganstown SPA (004091)	https://www.npws.ie/protected-sites/spa/004158	20.4km	No feasible connection.	No
Step 3. Describe the likely effects of the project (if any, alone <u>or</u> in combination) on European Sites AA Screening matrix				
Site name Qualifying interests	Possibility of significant effects (alone) in view of the conservation objectives of the site*			
	Impacts	Effects		
Stabannan-Braganstown SPA (004091) A043 Greylag Goose <i>Anser anser</i> The Conservation Objectives for the SPA are to restore the favourable conservation conditions of the identified Qualifying Interests. I consider the project would not compromise the objective of restoration or make restoration more difficult.	No direct, indirect, ex situ or in combination impacts.	No significant effects likely.		
No	Likelihood of significant effects from proposed development (alone): No			
No	If No, is there likelihood of significant effects occurring in combination with other plans or projects? No			
Step 4 Conclude if the proposed development could result in likely significant effects on a European site				
I conclude that the proposed development (alone) would not result in likely significant effects on European site(s) including the Stabannan-Braganstown SPA. The proposed development would have no likely significant effect in combination with other plans and projects on any European site(s). No further assessment is required for the project. No mitigation measures are required to come to these conclusions.				