



An  
Coimisiún  
Pleanála

## Inspector's Report PL-500654-CK-26

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<b>Development</b>	Construct a new dwelling house.
<b>Location</b>	Site No. 17, Woodview, Churchtown, Co. Cork
<b>Planning Authority</b>	Cork County Council
<b>Planning Authority Reg. Ref.</b>	255597
<b>Applicant(s)</b>	Karen Spratt and Harry Thompson
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Grant
<b>Type of Appeal</b>	Third Party
<b>Appellant(s)</b>	Christine Fitzgerald and Ger McNamara
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	2 <sup>nd</sup> April 2026
<b>Inspector</b>	Jennifer McQuaid

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## **1.0 Site Location and Description**

1.1. The subject site (0.134ha) is located at the northern end of Churchtown, Co. Cork and forms part of an established Woodland estate. The subject site is an undeveloped site within the estate. There is temporary fencing extending across the front site boundary. The lateral northern boundary is formed by a concrete post and wire mesh fence, semi-mature hedgerow and some trees. A wooden fence extends across the site boundary with mature hedgerow/trees along the northern half of same. The southern boundary is formed by a concrete post and wire mesh fence with mature hedgerow and some trees on the upper western half of the boundary. The site is relatively flat.

## **2.0 Proposed Development**

- 2.1. The proposed development consists of:
- Dwelling house
  - And all ancillary site works

## **3.0 Planning Authority Decision**

### **3.1. Decision**

Grant subject to 9 conditions.

### **3.2. Planning Authority Reports**

#### **3.2.1. Planning Reports**

- The site is part of the original estate permission pertained to 24no. serviced sites with subsequent applications lodged on individual sites within the existing estate. The proposal aligns with the wider objective ZU18-3: Development Boundaries and ZU18-4: Land Use Zoning of Other Lands as set out in the CDP.
- The applicant is requested to clarify and submit proposals for removal/disposal of the existing soil/waste heap located at the rear of the site

to a licensed facility as appropriate and an indicative timeframe for same. And an updated site section drawing should be provided.

- The design is generally accepted. Having regard to indicated separation distance from existing/new planting proposals on the northern site boundary and interrelationship with the neighbouring dwelling to the north the applicant is required to reposition the dwelling more centrally on site to ensure a sufficient buffer is maintained from the northern site boundary.
- An extended contextual elevation showing the proposed dwelling position relative to the finished flood and roof ridge levels shall also be requested to enable a full assessment of the interrelationship between the proposed and existing dwellings.
- The applicant is also requested to omit the upper floor bedroom window on the lateral northern elevation.
- Further information required in relation to landscaping/boundary treatment outlining the retention/protection of existing hedgerow/trees on the site boundaries, the proposed planting and maturation heights of new planting proposed.
- Further information requested in relation to Drainage Impact Assessment and submit evidence of a response to a Pre-Connection Enquiry (PCE) with Uisce Eireann demonstrating feasibility of connection to the public foul sewer system/treatment plant serving the village and capacity in the public water for connection.

#### Further Information Report

- The further information was received and generally acceptable.
- In regard to boundary treatment, the height of the smart fence panel forward to the front elevation of the proposed dwelling shall be no higher than 1.2m in height and this shall be addressed by way of condition.
- A Confirmation of Feasibility has been received from Uisce Eireann and indicates feasibility for both a water and wastewater connection without infrastructure upgrade.

- In regard to surface water proposals and the Drainage Impact Assessment, the response is limited. The response states that based on the original planning that was granted for serviced site within the Woodview development, reports on previous files and the presence of both storm and foul infrastructure in front of the site that surface water can discharge to the storm sewer. No issues raised by the Area Engineer.

### 3.2.2. Other Technical Reports

- Area Engineer: No objection subject to conditions.

### 3.2.3. Conditions

Condition 3: Boundary Treatments shall be carried out in accordance with the submitted details received by the Planning Authority on the 28/11/2025 except insofar that (a) the front boundary wall shall be a maximum height of 1.2m (when measured from the public footpath) and (b) the fencing along the side boundaries (A to B and D to C) shall be no higher than 1.2m above the ground level in any location forward of the front/principal elevation of the proposed dwelling unless otherwise agreed in writing with the Planning Authority prior to commencement of development.

Reason: In the interests of residential and visual amenity.

Condition 6: Any additional surface water created as a result of this development shall be catered for within the site and not allowed flow onto the public road.

Reason: In the interest of proper and orderly development.

### 3.3. Prescribed Bodies

None

### 3.4. Third Party Observations

One number observation was received. The following concerns were raised:

- The information submitted is inaccurate, misleading and misrepresentative.

- Due to the height, massing, bulk, scale and siting of the proposed development, it will be overbearing, dominate, overlook and overshadow the adjoining home and private open space.
- Impact use, enjoyment and residential amenity of the adjoining dwelling.
- Devalue property
- Unnecessary additional loading on existing infrastructure.
- Conflicts with CDP and DoEHLG Guidelines.
- Contrary to the property and orderly planning and sustainable development of the area.

Public representations were received in support of the applicant.

## 4.0 Planning History

**PA Reg. No: 059606:** Permission granted on site no. 17 for a dwelling. This permission was not implemented and has expired.

### **Overall Estate:**

**PA Reg. No: 025723:** Permission granted for development works for 24 no. dwellings.

### **Adjacent:**

**PA Reg. No: 045222:** Permission granted on site no. 18 for a dwelling.

**PA Reg. No: 053752:** Permission granted on site no. 16 for a dwelling.

## 5.0 Policy Context

### 5.1. Development Plan

#### Cork County Development Plan 2022-2028 (CDP)

The subject site is located within the development boundary of Churchtown, Co. Cork. The village is identified as a key village in the Kanturk Mallow MD on unzoned lands. Objective ZU 18-4 Land Use Zoning of Other Lands: Where lands have not been explicitly zoned, in the Plan the specific zoning shall be deemed to be that of

the existing use of the lands (if such a use is not an authorised use under the Planning Acts) or, if such use is unauthorised, that of the most recent authorised use of the lands.

Objective DB-01:

- a) Within the development boundary of Churchtown encourage the development of up to 10 houses during the plan period.
- b) The boundary of the village is adjacent to the River Blackwater SAC. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.
- c) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive, and the protection of the Blackwater SAC must be available to cater for the development of the settlement.
- d) Part of the settlement is at risk of flooding. See Chapter 11 Water Management.

Objective HE16-21 refers to Design and Landscaping of New Buildings.

Objective WM11-9 refers to Wastewater Disposal

Objective WM11-10 refers to Surface Water, SuDs and Water Sensitive Urban Design

- (a) Require that all new developments incorporate sustainable drainage systems (SuDs). Efforts should be taken to limit the extent of hard surfacing and impermeable paving.
- (b) Encourage the application of a Water Sensitive Urban Design approach in the design of new development or other urban interventions. Opportunities to contribute to, protect or re-enforce existing green infrastructure corridors or assets should be maximised.
- (c) Optimise and maximise the application of Sustainable Urban Drainage System (SuDs) to mitigate flood risk, enhance biodiversity, protect and enhance visual and recreational amenity; all in the most innovative and creative manner appropriate and in accordance with best practices. Proposals should demonstrate that due consideration has been given to nature-based

solutions in the first instance in arriving at the preferred SuDs solution for any development.

- (d) Provide adequate storm water infrastructure in order to accommodate the planned levels of growth expected for the County.
- (e) Where surface water from a development is discharging to a waterbody, appropriate pollution control measures (e.g. Hydrocarbon interceptors, silt traps) should be implemented.
- (f) The capacity and efficiency of the national road network drainage regimes will be safeguarded for national road drainage purposes.

Objective BE15-2 refers to Protect sites, habitats and species.

Objective BE15-6 refers to Biodiversity and New Development

## 5.2. National and Regional Policies

- Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2023)
- Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes, Sustaining Communities (2007).
- National Planning Framework (NPF) 2040
- Regional Spatial and Economic Strategy for the Southern Region (RSES) 2018.

## 5.3. Natural Heritage Designations

The subject site is not located within a Natura 2000 site; the following are located within close proximity:

- Blackwater River SAC (site code: 002170) is located approximately 2.75km southeast of the subject site.

## 5.4. EIA Screening

- 5.4.1. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed

development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

## **6.0 The Appeal**

### **6.1. Grounds of Appeal**

- Appellant was not afforded the opportunity to comment on the further information received. The Planning Authority did not deem the further information response significant.
- Construction Hours: The conditions imposed are inadequate to safeguard the residential amenity of the property on the site immediately adjacent to the subject site. Request condition in relation to site development works. Site clearance was underway at 7.30am in the morning. The applicant has stated works will be carried out Monday to Friday 7.00am to 7.00pm and Saturday 8.00am to 2.00pm. These hours are inappropriate for a residential setting. Precedence set in ABP-318708-23 (8am to 6pm & 8am to 2pm) and ABP-322757-25 (8am to 7pm & 8am to 2pm).
- Drainage: Condition 6 does not adequately address surface water. The Planner's report noted that the response to the Drainage Impact Assessment was "limited" and respectfully submit that this is something of an understatement. No safeguard included in the condition which would provide an adequate, reliable and sustainable response to the clearly stated queries raised in the RFI.
- Existing vegetation and trees damaged on site. Photographs submitted showing diggers clearing the site.

### **6.2. Applicant Response**

- Construction hours: 8.00am to 6.00pm and 8.00am to 2.00pm on Saturdays and no work on Sundays or bank holidays is considered reasonable.

- Trimming of trees and boundary vegetation: The works carried out were lawful, required no consultation, and should not be afforded further weight in the planning assessment.
- Drainage/Surface water: No drainage or surface water report was requested by the Planning Authority; and the site is already served by existing storm water infrastructure within the estate and confirmed with John O’Dea Area Engineer, as per further information submission.

### 6.3. **Planning Authority Response**

- The Planning Authority is of the opinion that all the relevant issues have been covered in the technical reports already forwarded to the Coimisiún as part of the appeal documentation and has no further comment to make in this matter.

### 6.4. **Observations**

- None

### 6.5. **Further Responses**

- None

## 7.0 **Assessment**

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

- Drainage
- Construction Operation Hours
- Other Issues (site clearance & planning procedures).
- Appropriate Assessment
- Water Framework Directive

## 7.2. Drainage

- 7.3. The subject site is located within an established Woodland housing estate and is a site within the estate. The applicant proposes to connect to the existing surface water drainage system in place for the existing estate.
- 7.4. The grounds of appeal state condition 6 of the Planning Authorities decision does not adequately address surface water. The Planner's report noted that the response to the Drainage Impact Assessment was "limited". No safeguard included in the condition which would provide an adequate, reliable and sustainable response to the clearly stated queries raised in the further information request.
- 7.5. I note that in the further information request, the applicant was requested to either (a.) demonstrate that a connection to the public sewer/drain (Uisce Eireann) is permissible for discharge of surface water to the public sewer or (b.) submit site specific proposals for surface water disposal having regard to objective WM11-10 of the CDP. A Drainage Impact Assessment (DIA) and SuDs Statement is required.
- 7.6. The applicant submitted a response to the further information requested from the Planning Authority and stated that based on the original planning, subsequent grants of permission within the Woodview Estate, area engineer/planners report and the presence of both storm and foul manholes outside the site, it can be established that surface water can be discharged to the public storm sewer. In regard to the DIA and SuDs statement, this is not required as all surface water will be discharged to the public sewer.
- 7.7. The Planner's Report states the response is limited; however, it is also noted that based on the original planning application (PL. Ref. 025723) that was granted for serviced sites within the Woodview development, reports on previous files and the presence of both storm and foul infrastructure in front of the site that surface water can discharge to the storm sewer. In addition, no issues raised by the Area Engineer.
- 7.8. I note objective WM11-10 relates to Surface Water, SuDs and Water Sensitive Urban Design, which requires all new developments to incorporate sustainable drainage systems (SuDs) and efforts should be taken to limit the extent of hard surfacing and impermeable paving. As stated above, the proposed development's surface water will be connected to the existing storm water drainage system, and it is

outlined that the existing houses in the estate are connected to this system. The Planning Authority have attached Condition 6 which states “Any additional surface water created as a result of this development shall be catered for within the site and not allowed flow onto the public road”. I consider this condition can be further strengthened by including wording that involves an agreement with the Planning Authority prior to commencement. In addition, the condition can include permeable paving to any hard surface area.

7.9. Having regard to the connection to the existing public storm sewer which is located to the front of the site and was previously permitted under planning reference 025723, the response received by the area engineer and the inclusion of a condition in relation to the disposal of additional surface water, I consider that surface water can be adequately dealt with via the public storm water sewer and any additional surface water will be appropriately disposed off on site. Therefore, it is my opinion that surface water has been sufficiently addressed by the applicant and the Planning Authority.

**7.10. Construction hours**

7.11. The appellant raised concerns in relation to the construction hours and has requested hours similar to previous planning application ABP-318708-23 (8am to 6pm & 8am to 2pm) and ABP-322757-25 (8am to 7pm & 8am to 2pm). The Planning Authority did not condition construction hours for the proposed development. Standard construction hours are generally between the hours of 0700 to 1900 Mondays to Friday inclusive with 0800 to 1400 hours on Saturday. The applicant proposes construction hours between 8.00am to 6.00pm and 8.00am to 2.00pm on Saturdays and no work on Sundays or bank holidays and I consider this as reasonable. In the event of a grant of permission, I recommend imposing construction hour operation between 8.00am to 6.00pm and 8.00am to 2.00pm on Saturdays and no work on Sundays or bank holidays, which is acceptable by the appellant.

**7.12. Other Issues (Site Clearance & Planning Procedures)**

**7.13. Site Clearance**

7.14. The appellant also raised concerns in relation to clearance of trees and boundary vegetation. The applicant has stated these works were carried out lawfully and did

not require any consultation. I note no concerns were raised by the Planning Authority apart from a condition in relation to the height of the smart fence panel forward to the front elevation of the proposed dwelling which shall be no higher than 1.2m in height. In the event of a grant of permission, this condition shall be applied in addition to an overall landscaping plan for the proposed site.

7.15. Planning Procedures.

7.16. In terms of procedural matters and the alleged incorrect view of the Planning Authority that the further information received was not significant and therefore the applicant was not afforded the opportunity to comment on the further information received. I note that the Planning Authority did not deem the further information received as significant and therefore, it did not require a revised site notice or revised newspaper notice. I am satisfied that this did not prevent the concerned party from making representations to An Coimisiún Pleanála. The above assessment represents my de novo consideration of all planning issues material to the proposed development.

## 8.0 **AA Screening**

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

The proposed site is not located within a designated site, Blackwater River SAC (site code: 002170) is located approximately 2.75km southeast of the subject site.

The proposed development comprises of permission for 1no. residential unit and all associated site works. 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:

- Scale and size of the proposed development within an existing serviced residential setting.

- Distance to the nearest European site, Blackwater River SAC (site code: 002170) is located approximately 2.75km southeast of the subject site.
- The lack of pathways to the SAC.
- Connection to public water, public sewer and public drain.

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.

## 9.0 Water Framework Directive

9.1. The subject site is located in the settlement boundary of the Village of Churchtown, Co. Cork. Awbeg stream is located approximately 440 metres east of the subject site. The proposed development comprises of permission for 1no. residential units with connections to public wastewater and water and surface water. No water deterioration concerns were raised in the planning appeal.

I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively. The reason for this conclusion is as follows.

- Scale and size of the proposed development within an existing residential estate and within a village settlement boundary
- Distance to the nearest waterbody at 440 metres east of the subject site.
- Connection to public water and public wastewater.

Taking into account WFD screening report I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on

any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

## 10.0 Recommendation

10.1. I recommend that planning permission should be granted, subject to conditions for the reasons and considerations as set out below.

## 11.0 Reasons and Considerations

11.1. Having regard to the provision of the Cork County Development Plan 2022-2028, the location of the subject site within the village settlement of Chuchtown and within an established housing estate, the nature, scale, design and history of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of surface water disposal and appropriate construction hours, and is therefore an acceptable form of development at this location. The proposed development would not seriously injure the residential amenity of the adjacent proposed and would therefore be in accordance with proper planning and sustainable development of the area.

## 12.0 Conditions

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 8 <sup>th</sup> day of August 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.
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	<p><b>Reason: In the interest of clarity.</b></p>
2.	<p>All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.</p> <p><b>Reason: In the interest of visual amenity.</b></p>
3.	<p>(a) Drainage arrangements, including disposal of surface water, shall comply with the requirements, in writing where necessary, of the Planning Authority for such works and services.</p> <p>(b) Any additional surface water created as a result of this development shall be catered for within the site and not allowed flow onto the public road.</p> <p>(c) Permeable paving shall be provided on site to all hard surface areas.</p> <p><b>Reason: In the interest of public health.</b></p>
4.	<p>Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Uisce Eireann.</p> <p><b>Reason: In the interest of public health</b></p>
5.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Friday inclusive, and between the hours of 0800 to 1400 on a Saturday and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p><b>Reason: In order to safeguard the residential amenities of property in the vicinity.</b></p>
6.	<p>Landscaping and Boundary Treatments shall be carried out in accordance with the submitted Landscaping Plan on the 28/11/2025 using only indigenous deciduous trees and hedging species, except insofar that (a) the front boundary wall shall be a maximum height of 1.2m (when</p>

	<p>measured from the public footpath) and (b) the fencing along the side boundaries (A to B and D to C) shall be no higher than 1.2m above the ground level in any location forward of the front/principal elevation of the proposed dwelling unless otherwise agreed in writing with the Planning Authority prior to commencement of development.</p> <p>Any plants, trees or hedging 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><b>Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.</b></p>
7.	<p>No dust, mud or debris from the site shall be carried onto or deposited on the public road/footpath. Public roads and footpaths in the vicinity of the site shall be maintained in a tidy condition by the developer during the construction phase.</p> <p><b>Reason: To protect the amenities of the area and in the interests of road safety.</b></p>
8.	<p>During construction the developer shall provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road or footpath.</p> <p><b>Reason: In the interests of traffic safety.</b></p>
9.	<p>Any damage cause to the footpath or road during the course of construction shall be repaired to the satisfaction of the local authority at the applicants own expense.</p> <p><b>Reason: In the interest of traffic safety and orderly development.</b></p>
10.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the</p>

<p>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> <p><b>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.</b></p>
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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.

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Jennifer McQuaid  
Planning Inspector  
21<sup>st</sup> April 2026

## Appendix A: Form 1 - EIA Pre-Screening

<b>Case Reference</b>	PL-500654-CK-26
<b>Proposed Development Summary</b>	Permission to construct a new dwelling house.
<b>Development Address</b>	Site No. 17, Woodview, Churchtown, Co. Cork.
<b>In all cases check box /or leave blank</b>	
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b>  (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes,  - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
	<input type="checkbox"/> No, No further action required.
<b>2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>	
<input type="checkbox"/> Yes, it is a Class specified in Part 1.  <b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b>	
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
<b>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?</b>	

<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.  <b>No Screening required.</b>	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.  <b>EIA is Mandatory. No Screening Required</b>	
<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.  <b>Preliminary examination required. (Form 2)</b>  <b>OR</b>  <b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b>	<p>Schedule 5, Part 2, Class 10b(i) Construction of more than 500 dwelling units.</p> <p>The proposal consists of 1 no. residential units on a site size of 0.134 hectares.</p>

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

Inspector: \_\_\_\_\_

Date: \_\_\_\_\_

## Appendix A: Form 2 - EIA Preliminary Examination

<b>Case Reference</b>	PL-500654-26
<b>Proposed Development Summary</b>	Construction of a new dwelling house.
<b>Development Address</b>	Site No. 17, Woodview, Churchtown, Co. Cork.
<b>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</b>	
<p><b>Characteristics of proposed development</b></p> <p>(In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<p>The proposed development consists of planning permission for 1 no. dwellings and all associated site works.</p> <p>The development consists of typical construction and related activities and site works. The proposed works do not result in the production of significant waste, emissions or pollutants.</p> <p>Surface water will be discharged to a public drain.</p> <p>Wastewater will be discharged to public sewer.</p> <p>Public water mains are available.</p>
<p><b>Location of development</b></p> <p>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<p>The proposed site is located in the village settlement boundary of Churchtown, Co. Cork. There are no significant sensitivities in the immediate area. The subject site is not located within a designated site, the nearest are as follows:</p> <ul style="list-style-type: none"> <li>Blackwater River SAC (site code: 002170) is located approximately 2.75km southeast of the subject site.</li> </ul> <p>My appropriate assessment screening concludes that the proposed development would not likely have a significant effect on any European site.</p> <p>The subject site is not located within a flood risk area.</p>
<p><b>Types and characteristics of potential impacts</b></p>	<p>The site size measures 0.134ha. The size of the development is not exceptional in the context of an urban environment.</p>

(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	The proposed development is a relatively small development in the urban context. There is no real likelihood of significant cumulative effects within the existing and permitted projects in the area.
<b>Conclusion</b>	
<b>Likelihood of Significant Effects</b>	<b>Conclusion in respect of EIA</b>
<b>There is no real likelihood of significant effects on the environment.</b>	EIA is not required.

**Inspector:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**DP/ADP:** \_\_\_\_\_ **Date:** \_\_\_\_\_

(only where Schedule 7A information or EIAR required)