



An
Coimisiún
Pleanála

Inspector's Report PL-501179-MH-26

Development	Use of this land for equestrian purposes, including the retention of an equine development comprising two stable buildings, the retention of an existing stable and its conversion into a farmhouse and all site works.
Location	Skreen, Tara, Co. Meath, C15 RY82
Planning Authority	Meath County Council
Planning Authority Reg. Ref.	2660105
Applicant(s)	Eddie Brewer
Type of Application	Permission and Retention
Planning Authority Decision	Refuse Retention
Type of Appeal	First Party Normal Planning Appeal
Appellant(s)	Eddie Brewer
Observer(s)	Andrew & Lynn Murphy & Others
Date of Site Inspection	22 nd July 2026

Inspector

Paul O'Brien

1.0 Site Location and Description

- 1.1. The subject site, with a stated area of 2.8 hectares contains an irregular shaped area of land located to the east of a local road in Skreen, Tara, Co. Meath. The site is located approximately 1.2km to the north of the junction of this local road and the L1005 and L1002 roads. Skryne GFC grounds are located approximately 480m to the south of the subject site. The M3 motorway is approximately 1.9km to the west of the subject site.
- 1.2. The area is predominately in agricultural use, consisting of fields under grass. There are extensive hedgerows in the area forming boundary treatments. There are also extensive numbers of detached housing in the area. The site rises on a south west (roadside) to north east axis. The rise is from 113m at the entrance to 124m at the eastern point of the site.
- 1.3. The subject lands contain two sections; that adjoining the road is on relatively flat lands and includes stables and equestrian facilities in addition to grass/ sanded areas. The entrance to the site is via a gateway and provides access to an internal laneway that serves both sections of the site. The larger area of land is located to the north of the site and contains a number of stables, paddocks and canopy structures. This section of lands makes up the largest part of the site area and is not visible from the public road as it is hidden from view by houses on eastern side of the local road.

2.0 Proposed Development

- 2.1. The proposed development consists of the following:
 - Retention of existing equine development which includes two stable buildings, sand arena, trotting areas and other lands in equestrian use. The development to accommodate up to 22 horses.
 - Demolition of existing offices – unapproved dwelling. Stated floor area of 32sq m.
 - Retention of hardstanding, parking area, closure of an existing entrance and relocation of access to the south, new internal driveways and site lighting.

- Retention of a stable and its conversion to a single-storey farmhouse providing for two bedrooms and associated rooms.
- Provision of a secondary wastewater treatment system with polishing filter.
- Provision of equine waste storage facilities including on site storage and off site removal.
- All associated site works.

3.0 **Planning Authority Decision**

3.1. **Decision**

The Planning Authority decided to refuse permission subject to three reasons as follows:

‘1. It is the policy of Meath County Council, as set out in the Meath County Development Plan 2021 – 2027, under Policies RD POL 1 and RD POL 2, to strictly manage the development of one-off housing in rural areas under strong urban influence. In such locations, the onus is on the applicant to clearly demonstrate compliance with the rural housing policy of the Development Plan, including satisfaction of the relevant ‘local need’ criteria contained in Section 9.4 thereof.

Having regard to the documentation submitted with the application, it has not been demonstrated that the applicant’s predominant occupation is in the bloodstock and equine industry and that he has a need, on this basis, to live in the rural area in the immediate vicinity as set out in Section 9.4 of the County Development Plan. In the absence of such justification, the proposed development would contravene Policies RD POL 1 and RD POL 2 of the Meath County Development Plan 2021–2027 (as varied) and would therefore be contrary to the proper planning and sustainable development of the area.

2. It is policy HER OBJ 56 of the Meath County Development Plan 2021 – 2027, “To preserve the views and prospects listed in Appendix 10, in Volume 2 and on Map 8.6 and to protect these views from inappropriate development which would interfere unduly with the character and visual amenity of the landscape”. and HER POL 52 of the plan which seeks “To protect and enhance the quality, character, and

distinctiveness of the landscapes of the County in accordance with national policy and guidelines and the recommendations of the Meath Landscape Character Assessment (2007) in Appendix 5, to ensure that new development meets high standards of siting and design”.

The application site is located within the Tara Skryne Hills Landscape Character Area as defined in Appendix 5 of the Meath County Development Plan 2021-2027, which has ‘exceptional’ landscape value, ‘high’ landscape sensitivity and is of national/international importance. The site is also located within Protected View 47 panoramic view from Skryne Church, which includes the view to the north east. Due to their backland and upland location, the farm office to be retained and the proposed dwelling will impact on the foreground of that Protected View 47 Skyrne Church, and contribute to a cumulative impact of the built environment on the character of the rural landscape. The proposed development would therefore interfere with the character of the landscape and with a view which has been identified for preservation, and would be contrary to Objective HER OBJ 56 and Policy HER POL 52 of the Meath County Development Plan 2021 – 2027, and to the proper planning and development of the area.

3. Having regard to the proximity of the entrance, access road, and elements of the development to the adjacent dwellings north and south of the entrance, and the topography of the site in relation to adjacent properties, it is considered that the proposed development would have a negative impact on the residential amenities of nearby dwellings through overlooking, noise/disturbance and light spill, which would seriously injure the amenities and depreciate the value of property in the vicinity and be contrary to the proper planning and sustainable development of the area.’

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Planning Authority report reflects the decision to refuse permission for the three reasons provided. The applicant did not provide adequate details that would demonstrate that their primary occupation was in the bloodstock/ equine industry, and the failure to do so would contravene a number of Policies set out in the Meath County Development Plan 2021 – 2027 as varied. The site is located in a highly

sensitive landscape and is located in close proximity to 'Protected View No. 44 – Hill of Tara' and 'Protected View No. 47 – Skryne Church'. No Visual Impact Assessment has been provided to demonstrate what the impact would be. The proposed development, if permitted, would give rise to ribbon development and backland development and which would erode the rural character of this area. The development has also impacted on exiting residential amenity in the area. The Planning Authority also raised concerns about wastewater treatment/ management which could give rise to public health issues.

3.2.2. Other Technical Reports

- Transportation Department: No objection to the proposed development subject to conditions relating to sightlines and suitable roadside drainage.
- Environment Flooding Section: No objection to the proposed development subject to conditions in relation to foul and surface water drainage.
- Environment (Water Quality) Section: Water capacity is available for the proposed development. Further information sought in relation to details on the number of horses/ animals on site, capacity of foul water tanks, details of dung storage area, the disposal of soiled water and evidence that the waste disposal firm have a licence to remove such identified waste.

3.3. Prescribed Bodies

None requested.

3.4. Third Party Observations

Four separate submission to the Planning Authority were received opposing this development. I have summarised and grouped the comments under appropriate headings:

Impact on the character of the area:

- The character of this area has been established over a number of centuries.

- The proposed development would have a negative impact on the established rural character of this area. This would be contrary to the policies and objectives of the Meath County Development Plan.
- Permitting the development would give rise to ribbon development in this area.
- Proximity of the site to the Hill of Tara and Skryne Church – negative impact on their character.
- Proliferation of equine business in the immediate area – a number of these are listed in the submissions.
- The proposed development has a negative impact on the established rural community in this area unwelcome change in the area and divisive impacts on a cohesive rural community.

Impact on Residential Amenity:

- The proposed development would give rise to overlooking of adjoining properties which in turn would give rise to a loss of privacy.

Unauthorised Works on Site:

- Existing development on site has been constructed without receiving appropriate planning permission.
- The nature of the unauthorised development could give rise to undesirable precedent.
- Contradictions in the submitted application with statements that permission is not required yet authorised development is to be regularised.
- The agricultural business is already in operation on this site.
- There is a history of refusals on these lands as issued by Meath County Council and An Coimisiún Pleanála – details provided.
- The site is operating on the basis of the renting out of the stables on a weekly/ monthly basis. The use of the stables/ equestrian facilities operates on a commercial/ hobby/ part time basis.
- There is use of the site outside of normal working hours and which in turn gives rise to increased nuisance to local residents.

Lack of Local Need:

- The applicant does not live in the immediate area, and they have no demonstrated local need for living here.
- Development in the area should be for local demand and not for speculative forms of housing.

Impact on Traffic/ Road Safety:

- Concern about the increase in the number of vehicle accessing this site.
- The internal road layout is not suitable for the nature of traffic generated here.
- Concern that the development would give rise to road safety issues.
- Sightlines and access to the site are not suitable.

Nuisance:

- The development would give rise to increased noise and also light pollution. This is a problem with the existing operations on site.
- Increased activity on site has given rise to nuisance to the wider area.
- The site is not well managed with material dumped on site and vermin have been found on the subject lands.
- The use of the site is outside of normal working hours and which in turn gives rise to increased nuisance to local residents.

Drainage:

- Concern that the new entrance would require the closing of the ditch to the front of the site. This may give rise to flooding in the area.
- Issue of waterlogged lands in the area.

Other Issues:

- Uncertainty/ confusion over the nature of the development as proposed.
- A number of enforcement files are open on these lands.

Photographs have been provided in support of the third party submissions.

4.0 Planning History

PA Ref. 2460897/ ABP Ref. 321724-25 refers to a May 2025 decision to refuse permission for the retention of an equestrian development comprising three stable buildings, with a capacity to accommodate 18 horses (as well as rugged animals kept outside), sand arena, horse walker, external lighting, a detached building which was formerly used as an unapproved dwelling but which is now to be retained and used as a farm office, along with existing hardstanding for a parking area, an internal driveway, a revised entrance including an altered timber fence along the front boundary of the site and a connection to the mains water system. The submitted application includes a new two-storey, detached farmhouse containing four bedrooms, a combined kitchen dining area and children's den as well as ancillary storage, bathroom, utility and garage areas, the installation of a secondary wastewater treatment facility with polishing filter, the provision of equine waste facilities and all associated site works on lands in Skreen, Tara, Co Meath; on the subject site.

Reasons for refusal included in summary:

1. Site is located in an area under Strong Urban Influence, and the applicant has failed to demonstrate compliance with the Meath County Development Plan 2021 – 2027 and specifically the Rural Housing Policy.
2. Site is located in a Sensitive Environment with two protected views in the area – Hill of Tara and Skryne Church. The development would seriously injure the amenities of the area and be contrary to the Meath County Development Plan 2021 – 2027 in terms of impact on landscape character.
3. Due to the layout of the site entrance, the applicant has failed to demonstrate that suitable sight distance can be provided here.

PA Ref. AA190411/ ABP Ref. 305132 refers to a March 2020 decision to refuse permission for the construction of a detached house, a new wastewater treatment system and associated site works on part of the subject site. The reasons for refusal included, in summary:

1. The subject site is located in an area under Strong Urban Influence, and the applicant has failed to demonstrate compliance with the Meath County Development Plan 2013 – 2019 and specifically the Rural Housing Policy.
2. The proposal would give rise to ribbon development which is contrary to the Meath County Development Plan 2013 – 2019 and the ‘Sustainable Rural Housing Guidelines for Planning Authorities’, issued in 2005.
3. The site was found to be waterlogged on the day of the site visit and there was concern about the number of wastewater treatment systems in the area and the potential for prejudicing public health.

5.0 Policy Context

5.1 Development Plan

- 5.1.1. The Meath County Development Plan 2021-2027 as varied is the operative development plan for County Meath, including the subject site. The following are considered to be relevant to this development:
- 5.1.2. Chapter 4 - Economy and Employment Strategy and sets out support for the equine industry. Policy ED POL 28 is ‘To support and promote the equine industry in the County as an economic and employment provider.’
- 5.1.3. Chapter 8 - Cultural and Natural Heritage Strategy includes:
 - HER POL 52: ‘To protect and enhance the quality, character, and distinctiveness of the landscapes of the County in accordance with national policy and guidelines and the recommendations of the Meath Landscape Character Assessment (2007) in Appendix 5, to ensure that new development meets high standards of siting and design.’
 - HER OBJ 50: ‘To require landscape and visual impact assessments prepared by suitably qualified professionals be submitted with planning applications for development which may have significant impact on landscape character areas of medium or high sensitivity.’
 - HER OBJ 56: ‘To preserve the views and prospects listed in Appendix 10, in Volume 2 and on Map 8.6 and to protect these views from inappropriate

development which would interfere unduly with the character and visual amenity of the landscape.'

5.1.4. Chapter 9 - Rural Development Strategy includes Rural Housing Policy. The subject site is located on unzoned lands, in an area designated as being a 'Rural Area under Strong Urban Influence' in the Meath County Development Plan – this is indicated on Map 9.1 – 'Rural Area Types: Development Pressure'. The following policies are relevant to this development:

- RD POL 1: 'To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria.'
- RD POL 2: 'To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan.'
- RD POL 3: 'To protect areas falling within the environs of urban centres in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of these urban centres.'

Section 9.4 'Persons who are an Intrinsic Part of the Rural Community' sets out the criteria under which rural housing proposals will be considered, as follows:

- Proposals on suitable sites in rural areas relating to natural resources related employment where the applicant can:
 - Clearly demonstrate their significant employment is in the bloodstock and equine industry, forestry, agri-tourism or horticulture sectors and who can demonstrate a need to live in a rural area in the immediate vicinity of their employment in order to carry out their employment. In these cases, it will be required that the applicant satisfy the Planning Authority with supporting documentation that the nature of the activity, by reference to the area of land and/or the intensity of its usage, is sufficient to support full time or significant part time occupation. The applicant shall satisfy the Planning Authority as to the significance of their employment. Where persons are employed in a part time capacity, the predominant occupation shall be bloodstock and equine industry,

forestry, agri-tourism or horticulture related. It should be noted, that where an applicant is also a local of the area, the onus of proof with regard to demonstrating the predominance of the agricultural or rural resource employment shall not normally be required.'

Section 9.5 sets out the 'Development Assessment Criteria' which the Planning Authority will take into account in assessing one off housing proposals. Section 9.5.2 provides additional details on Ribbon Development.

Section 9.6 sets out siting and design criteria. Section 9.7.1 acknowledges the importance of the equine industry economically and culturally, as part of the agriculture sector. Section 9.8.1 relates to the development of Agricultural Buildings.

- 5.1.5. Chapter 11 provides the 'Development Management Standards and Land Use Zoning Objectives'. The subject lands are in a rural with the Zoning Objective RA and which has an objective: 'To protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage.'

'Guidance: The primary objective is to protect and promote the value and future sustainability of rural areas. Agriculture, forestry, tourism and rural related resource enterprises will be employed for the benefit of the local and wider population. A balanced approach involving the protection and promotion of rural biodiversity, promotion of the integrity of the landscape, and enhancement of the built and cultural heritage will be adopted.'

5.2 Meath County Development Plan 2021 – 2027 – Adopted Variations.

The following variations have been adopted:

- **Variation No.1** – Replacement of written statements for respective settlements as new Local Area Plans, Joint Local Area Plan or Joint Urban Area Plan are adopted, Amendments to Core Strategy/ Figures and Reallocation of Housing Units. Adopted on the 13th of May 2024. No impact for the subject development.
- **Variation No.2** – Amended zonings for certain settlements and updated maps. Adopted on the 13th of May 2024. No impact for the subject development.

- **Variation No.3** – Update the Meath County Development Plan to take account of the Sustainable Residential Development and Compact Settlements Guidelines, to take into account the actions in ‘Housing Options for our Ageing Population’, and to provide a percentage range for the quantum of residential uses permitted on Town Centre and Mixed Use zoned lands. Adopted on the 27th of January 2025. No impact for the subject development.
- **Variation No.4** – Revise the Meath County Development Plan to take account of the Maynooth & Environs Joint LAP. Adopted on the 7th of July 2025. No impact for the subject development.
- **Variation No.5** – To take account of the National Planning Framework Implementation Housing Growth Requirements Guidelines. Adopted on the 8th of June 2026. No impact for the subject development.

5.2. **National/Regional Plans/Policies**

- **National Planning Framework First Revision – April 2025** recognises the importance of rural Ireland.

National Policy Objective 28 is relevant to this development:

‘Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:

- In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements;
- In rural areas elsewhere, facilitate the provision of single housing in the countryside based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

Also relevant is National Policy Objective 29:

‘Project the need for single housing in the countryside through the local authority’s overall Housing Need Demand Assessment (HNDA) tool and county development plan core strategy processes.’

5.3 National Guidance

- **Sustainable Rural Housing - Guidelines for Planning Authorities** (DoEHLG, 2005).
- **Circular SP 5/08** - Rural Housing Policies and Local Need Criteria in Development Plans: Conformity with Articles 43 and 56 (Freedom of Establishment and Free Movement of Capital) of the European Community Treaty.
- **The Planning System and Flood Risk Management** - Guidelines for Planning Authorities (November 2009)
- EPA Code of Practice: Domestic Wastewater Treatment Systems, 2021

5.4 Natural Heritage Designations

Balrath Woods pNHA (Site Code 001579) is approximately 5.4km to the north east of the subject site.

The nearest European designated sites are The River Boyne and River Blackwater SPA (Site Code 004232) and The River Boyne and River Blackwater SAC (Site Code 002299) which are located approximately 6.5km to the north west of the subject site.

6.0 EIA Screening

The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2, in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The

proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 The Appeal

7.1. Grounds of Appeal

The first party have appealed the decision of Meath County Council to refuse permission for the proposed development. The following points, summarised, are made in support of the appeal which follows the reasons made by Meath County Council to refuse permission:

- **First Reason for Refusal – Non-compliance with the Meath rural housing policy:**
The applicant has outlined how they consider they comply with the requirements of the Meath County Development Plan. Four routes to getting planning permission for a rural house have been identified and the appeal considers that they comply as they wish to set up a rural business in the area and need to live here due to the medical condition of a family member. The appeal states that they do not have family/ social links with the area or links through their existing employment.

The appeal considers the Planning Authority did not adequately consider the reasons provided in support of this development and the Planning Authority failed to apply the requirements of their own Development Plan. It is stated that the appellant is not involved in any other form of business and the opportunity is open to the Commission to seek further information on this matter if deemed necessary. The Planning Authority assessed the submitted information on the basis of desire to live here rather than a clear need to live here.

The appeal notes that the Planning Authority did not dispute the medical reasons of a family member for living here. The relationship with horses is emphasised as important. The appeal again states that the Planning Authority ‘failed to properly and fairly apply the provisions of the County Development Plan’.

Queries the requirement that those seeking permission cannot already own a house. The applicant needs to live here to care for the horses on site.

In conclusion, on reason no.1, the appeal considers that the Planning Authority did not assess this application with an open mind and failed to have proper regard to their development plan.

A number of similar planning appeals are listed in support of the proposed development.

- **Second Reason for Refusal – Impact on Visual Amenity:**

The appeal raises concern about the wording of the second reason for refusal. The appeal disagrees with the concerns raised about impact of the development on the protected views in the areas. Revisions have been made to the development since a previous application was refused permission and the appeal considers that insufficient assessment was given of these changes.

The proposed house and the three stable are considered to be visually acceptable in this location. A Visual Impact Assessment has been provided in support of this application. The appeal concludes that the Planning Authority ‘simply engaged in a cut-and-past exercise’ rather than undertake a full assessment of the visual impact of this development.

- **Third Reason for Refusal – Impact on Residential Amenity:**

The previous application and subsequent appeal was found by the ACP Inspector to not have a negative impact on adjoining residential amenity in terms of overlooking leading to a loss of privacy. Refers to potential overlooking from horse riders and it is considered unreasonable that consent for the equestrian business would be denied due to overlooking leading to a loss of privacy.

The issue of traffic was dismissed as the appeal considers that the site can be used for livery purposes without requiring planning permission.

The issue of light and negative impacts is addressed in the appeal. Lighting is proposed to be removed, and the Commission could include a condition controlling such lighting if required.

In conclusion the appeal notes the previous Commission Direction and ‘an equestrian development in this rural area is acceptable in principle’. Considers that this approach could be followed in the subject case.

A significant volume of supporting documentation are included with the appeal as follows:

- Planning Submission from Farry Town Planning Ltd, dated November 2025, setting out a justification for this development.
- Appendix A – Electricity Account
- Appendix B – Correspondence from The Veterinary Clinic Ratoath
- Appendix C – Estate Agent Brochure
- Appendix D – Banking Details
- Appendix E – Correspondence from Revenue
- Appendix F – Title Deeds
- Appendix G – H&S Statement
- Appendix H – Herd Number
- Appendix I – Horse Passports
- Appendix J – Insurance Policy
- Appendix K – Sales Inf
- Appendix L – Letter from Skryne Gallops
- Appendix M – Utility Bill
- Appendix N – Valuation
- Appendix O – Vat Documentation
- Appendix P – Letter from Veterinary Surgeon
- Appendix Q – Cessation of Link with Former Company
- Appendix R – Medical Documentation
- Landscape and Visual Impact Appraisal

7.2. Planning Authority Response

The Planning Authority note the matters raised in the first party and they consider that all these issues have already been considered in their reports. Meath County Council request that the decision to refuse permission be upheld.

7.3. Observations

A single observation was received, points raised were similar to those made in submission to the Planning Authority, and are summarised as follows:

- Concern that that are contradictions in the application, as reference is made to development not requiring permission whilst seeking to retain existing development on site. Consider that the actual use of these lands is not compliant with planning requirements.
- Lists the planning history and enforcement files that relate to these lands.
- The development would impact on them as follows:
 - Road safety hazard – Poor sightlines and increased traffic movements.
 - Health and safety – Impact on existing site drainage, potential flooding through culverting of roadside ditch, lack of animal waste storage/ removal details, and odours from the site.
 - Noise and Light Disturbance – Site traffic extends from 6am to 10pm, use of floodlighting, sand arena use, lighting of the stables and general nuisance from activity on site. The site is rented out for use by third parties for those who do not have access to their own stables or land.
- Other concerns not addressed in the appeal include the following:
 - Ribbon development – contrary to Rural Housing Guidelines and would erode the rural character of his area.
 - Impact on visual amenity – reference is made to Tara Skryne Hill and Skryne Church.
 - Loss of residential amenity and potential depreciation of property values.
 - Negative impact on public health.

- Character of the Area – this site is located in an area under Strong Urban Influence.
- Economic Needs – Unknown details about this equestrian business.
- Social/ Medical Needs – Noise generated on site would appear to go against the reasons outlined for living here.
- Sightlines – Setback for a house may be acceptable but is not for a commercial development such as this.
- Waterlogged Ground Conditions – Issues of site drainage and impact of wastewater on these lands.
- Validity and Integrity of the Application – Inconsistencies are contained within the application.

None of the unauthorised developments on site, as per enforcement procedures, have been stopped by the applicant.

This submission is signed by seven people, those who made a submission to the original application to Meath County Council. The submission is supported with photographs and a plan detailing ribbon development restrictions.

8.0 **Assessment**

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

- Nature of the Development
- Rural Housing Policy
- Establishment of a Rural Business
- Impact on the Character of the Area
- Residential Amenity
- Water Supply and Wastewater Treatment
- Access and Transportation

8.2. Nature of the Development

- 8.2.1. From the submitted information there are essentially two elements to the proposed development; the use of lands on this site for an equestrian business, and secondly the retention of an existing stable and its conversion into use as a farmhouse. The available details, including the application and subsequent appeal, the report of the Planning Authority and the details provided by way of the third-party observation indicate that the situation is complicated by unauthorised development, requests to retain elements of this and also to provide for new uses on site most notably a farmhouse on this site.
- 8.2.2. The subject lands are zoned RA – Rural Development and which allow for rural housing and rural business subject to requirements set out in the Meath County Development Plan 2021 – 2027. The site is located within a ‘Rural Area under Strong Urban Influence’ and there are clear requirements for the provision of new housing within such areas. The following section considers this in greater detail. In principle, the provision of a rural house and a rural business, including equestrian development is acceptable on these lands.

Note: The Planning Submission refers heavily to other County Development Plans, I will be focusing the relevant Meath County Development Plan 2021 – 2027 which applies to these lands.

8.3. Rural Housing Policy

- 8.3.1. Background: The requirements for a rural house in County Meath are provided in Chapter 9 - Rural Development Strategy of the Meath County Development Plan 2021 – 2027. Permission was refused due to the applicant failing to demonstrate compliance with the relevant requirements. The appeal references Circular SP5/08 and this was adequately addressed by the Inspector under ABP-321724-25 – development plans to be reviewed to ensure they were compatible with the provisions of Articles 43 and 56 of the EC Treaty, the Meath Development Plan has been reviewed twice since then and I am satisfied that as the provisions of the Circular are incorporated not the development plan, there is no further need to consider the requirements of SP5/08 in this assessment.
- 8.3.2. Assessment: The applicant and subsequent appeal make clear that the applicant does not have a connection to the area (social or economic) and are applying on the

basis of setting up a new business/ medical need for a family member. As outlined, significant supporting documentation is provided and a notable change in circumstance is confirmation that the applicant is not involved in any other form of employment. The Meath County Development Plan states 'The Planning Authority will support proposals for individual dwellings on suitable sites in rural areas... where the applicant can:'...

'Clearly demonstrate their significant employment is in the bloodstock and equine industry, forestry, agri-tourism or horticulture sectors and who can demonstrate a need to live in a rural area in the immediate vicinity of their employment in order to carry out their employment.'

- 8.3.3. From the site visit it was evident that equestrian activity was in operation on this site. The applicant outlines that the business 'will focus on the provision of accommodation and animal husbandry...would be administered by Mr. Eddie Brewer (applicant), aided by part-time or casual labour when needed'. It is also stated that the applicant 'has publicly promoted equine activities on this land and has accommodated persons with a requirement for equestrian livery facilities'. My reading of this is that the applicant will run/ manage the business, which appears to be in the form of stabling of third party horses and use of livery facilities'. The submitted horse passports only refer to a single grey colt. I therefore consider that the business is primarily focused on third party horses.
- 8.3.4. I am not satisfied that adequate information is provided in support of this development. The nature of the activity is somewhat vague and in terms of the land 'the intensity of its usage' is not provided. There is no requirement to establish the viability of this business, but I am not satisfied that the nature is adequately demonstrated.
- 8.3.5. The Planning Authority noted the applicant already has a house in Ratoath and they do not therefore have a requirement for a house here, which would add to urban generated housing in a rural area. The appeal has dismissed this reason for refusal, however Section 9.5.1 of the Meath County Development Plan requires the Planning Authority to consider 'The housing need background of the applicant(s) in terms of employment, strong social links to rural area....as defined in Section 9.4 Persons who are an Intrinsic Part of the Rural Community'. Insufficient information has been

provided on housing need, the applicant already has a house in County Meath, and I am not satisfied that the running/ management of the business is sufficient justification for a house here.

- 8.3.6. The appeal also seeks to justify this development on medical grounds. I note the details provided in support. My reading of the Meath County Development Plan/ Sustainable Rural Housing Guidelines is that these have to be exceptional health circumstances, and the wording of the plan is such that the applicant is the one who has to demonstrate the need to live here on health grounds. I would be concerned that the health reason set out for this location may be militated against through the use of the site as primarily a business focused on third party horses with potentially significant traffic movements/ activity.
- 8.3.7. Conclusion on Rural Housing Policy: I have considered all the information provided and I am not satisfied that the applicant has demonstrated a need for a house here based on the operation of an equestrian business. They appear to be the owner/ manager of this business rather than actual operator. The business is based on stabling of third party horses and use of livery facilities aided by part time labour. This does not demonstrate a need to live here, and as reported, the applicant lives in Ratoath, which is less than 11km from the site on relatively direct roads. The exceptional health grounds relate to a family member and not the applicant themselves. Widening the rural housing need to family members could result in a significant increase in such development. This would erode the rural character of the area. I therefore recommend that permission be refused for this aspect of the development.
- 8.4. Establishment of a Rural Business
- 8.4.1. Background: A significant proportion of this application relates to permission for the use of these lands for equestrian purposes, retention of stables, provision of sand arenas and other equestrian based development. The applicant has stated that they have ceased working in the place of employment and are focused full time on this development. Third party observation refers to the use of these lands by third parties and raises concern about how much of the development/ use of lands is unauthorised at present.

- 8.4.2. Assessment: As reported, the RA zoning allows for the development of a rural based business on these lands. Whilst I have outlined why I consider that the applicant has not demonstrated a housing need on these lands, I am satisfied that an equine business could be established here. The area is characterised by agricultural use of lands, and I am satisfied that the development would integrate with these uses.
- 8.4.3. Insufficient details are provided in relation to the scale/ intensity of the use of these lands/ business to ascertain if this is a full or part time business, however, I am satisfied that this is an issue for the applicant and the need for business viability is not an issue I have a concern with. Whilst the principle of a rural/ equine business may be acceptable, further consideration is required on the impact on the character of the area and on existing residential amenity.
- 8.4.4. Conclusion on Establishment of a Rural Business: Considering the RA zoning that applies to these lands, I have no objection to the principle of an equestrian business on these lands, however further consideration is given to the information provided in relation to this aspect of the development.
- 8.5. Impact on the Character of the Area
- 8.5.1. Background: The Planning Authority refused permission due to the visual impact of the farm office and the proposed house on the character of Skryne Church and the Tara Skryne Hills Landscape Character Area. The third party observation also referred to the nature of the development giving rise to ribbon development. The applicant has provided a Landscape and Visual Impact Appraisal in support of their application.
- 8.5.2. Assessment: From the public notices and the submitted documents including plans, it is clear that the existing offices are proposed for demolition. Their removal would not have a negative impact on the character of the area. I am not opposed to the proposed house in terms of its location on this site and its design. The unit is to consist of a stable converted to a two bedroom, modest house. The mono-pitch roof will have a maximum external height of 3.4m. The only windows indicated are on the north east elevation and would therefore receive very limited sunlight and generally poor quality daylight. I would question the long-term feasibility of such a house, but as proposed I consider it to be acceptable. If the commission decide to grant

permission for the proposed development including the house, I recommend that exempted development rights be omitted to ensure that it would not have a negative visual impact on the area.

- 8.5.3. I note the previous reason for refusal and the development was considered to be contrary to Objective HER OBJ 56 and Policy HER POL 52 of the Meath County Development Plan 2021 – 2027 in terms of impact on the character of the landscape. The site of the house is approximately 900m to the east of Skryne Church and 4km to the east of the Hill of Tara. I do not foresee any impact on the Hill of Tara or on the church due to the height of the proposed structure, nature of the area and layout of the site. Most of the structures on site are not visible due to existing houses and trees between them and the public road.
- 8.5.4. The issue of ribbon development as raised by third parties is noted. The proposed house is located away from public roads and is located at the most distant point on this site towards the northeast corner. The stables at the front of the site are well set back from the roadside edge and would not contribute to ribbon development. Whilst it could be argued that the development reads as an infill scheme, the setback from the road and lack of buildings along the roadside edge, ensure that the rural character of the area is retained albeit the site is in equestrian commercial use.
- 8.5.5. Conclusion on Impact on the Character of the Area: I do not foresee that the development as proposed/ retained would have a negative impact on the visual amenity of the area, on Tara Skryne Hills Landscape Character Area nor on Skryne Church – Protected View 47. The proposed development primarily consist of buildings that would be expected in an agricultural setting, and the proposed house consists of a converted stable. The farm office is proposed for demolition, and its removal would have no impact on the character of the area. Due to the site layout and positioning of the structures on site, I am satisfied that the development would not give rise to ribbon development along this rural road.
- 8.6. Residential Amenity:
- 8.6.1. Background: The third reason for refusal refers to negative impact on existing residents through overlooking leading to a loss of privacy, light pollution, and general nuisance. These issues were identified in the previous decision to refuse permission under ABP Ref. 321724-25. The applicant states that lights have been removed,

more can be revised by way of condition, and it is unreasonable that overlooking be considered if this is from horse riders using the site.

- 8.6.2. Assessment: This is a relatively large site at 2.8 hectares, and the vast majority of the site is not proposed to contain any buildings or structures. As reported, the lands are zoned RA and an equine business is acceptable on such lands. Stables are located to the north western side of the site and the single stable located towards the front of the site. There is no issue of overlooking as a result of the proposed house and the stable are also single storey with no potential for overlooking. I consider that the use of horses on site could give rise to overlooking. A potential solution, having regard to the location of existing houses along the public road, is no use of the lands to the front of the site (between the stable and the road) except for grazing and to provide indicative routes for horse riding such that a buffer of 5m is provided between the pathways and third party boundaries.
- 8.6.3. I accept that there is a lack of detail on the submitted plans. An issue of concern raised by third parties was uncertainty over elements of the application. Reference is made by the applicant to not requiring planning permission for all elements on site; that may be the case but considering the history of the site it would be appropriate if the applicant provided full details on the nature of existing and proposed development.
- 8.6.4. The lack of detail on site lighting is noted and there is a lack of detail also on the full extent of the development. The Commission could decide to grant permission for this business but to only operate in daylight hours only. That would address much of the concern about lighting. From the information provided by the third party, it appears that much of the business may operate outside of normal working hours hence a need for lighting, but which gives rise to increased nuisance. Noise is harder to control, and implied use is of a more leisure based activity, rather than a breeding stables, would give rise to increased activity on site and greater levels of noise.
- 8.6.5. Conclusion on Residential Amenity: I am satisfied that a rural/ equine business could operate here, but there is an absence of suitable information to enable the impact on existing residential amenity to be ascertained. Whilst issues of lighting and overlooking could be addressed by way of condition, I am not satisfied that noise

and nuisance can be overcome by condition. In general, I agree with the recommendation of Meath County Council and a refusal of permission is recommended.

8.7. Water Supply, Wastewater Treatment and Drainage:

- 8.7.1. Water Supply: There is no report on file from Uisce Éireann in relation to water supply, however the area is served by public mains, and no issues of concern are expected. The applicant has indicated that they will connect to the existing public mains system. I have consulted the Uisce Éireann Water Supply Register and there is a 'Potential Capacity Available - LoS improvement required'. As this is a single house with a low demand for housing, I foresee no concerns with connection to the public system.
- 8.7.2. Wastewater treatment: It is proposed to install a 'Sepcon-BAF Sewage System', with a polishing filter and which will have capacity for 6 persons. I note that the submitted form indicates that four bedrooms will be provided, the submitted plans only provide for two bedrooms.
- 8.7.3. The treatment system is located approx. 10m to the east of the proposed house. Table 6.2 of the EPA 'Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)' sets out minimum separation distances and the proposed development is compliant.
- 8.7.4. The site is located in an area identified with a 'Low' vulnerability classification in the GSI Groundwater maps and is located within an area defined "Locally Important (Lm)" Aquifer category, representing a Groundwater Protection Response of R1 under the EPA Code of Practice. There was no indication of ponding on the day of the site visit.
- 8.7.5. The trial hole had a depth of 2.1 m, and the assessment submitted by the applicant indicates that the water table was not encountered within this depth. Sandy Silt formed the topsoil to approximately 1m below ground level, followed by silt/ fractured rock to 2.1m and rock below. The submitted site characterisation records a T-test value (Standard Method) of 18.56 min/ 25mm indicating a good soakage. The submitted report indicates that three separated trial holes were provided.

- 8.7.6. A wastewater treatment system and polishing filter is to be provided to serve this house. All required separation distances to houses, structures and other treatment systems are complied with. In conclusion, from the submitted details, no concerns regarding the provision of a wastewater treatment system have been raised and the proposed development is unlikely to have a negative impact on the groundwater in the area. I note that no details are given on wastewater treatment for staff on site.
- 8.7.7. Concern was expressed by the Meath County Council (Water Quality) Section in relation to the management of soiled water due to horses on site. The applicant has indicated that there is capacity for 22 horses but details of the soiled water tank are limited and no capacity details is provided or details on how this will be disposed. Further information was requested in relation to this. The applicant has not addressed this in their appeal statement.
- 8.7.8. No issues of concern were raised in relation to drainage though I note that the third party submission referred to potential flooding due to the revisions to the site entrance. The site is located within Flood Zone C and the Meath County Council Environment Flooding-Surface Water Section have raised no issues of concern in relation to flooding. A number of points to be addressed by condition are listed. I am satisfied that the proposed development does not give rise to flooding. The subject site area is large, and the extent of building/ hardstanding is limited.
- 8.7.9. Conclusion on Water Supply, Wastewater Treatment and Drainage: The proposed development is to be supplied water through the public watermain system and foul drainage will be provided through an on-site wastewater treatment system. No issues of concern arise in relation to or in terms of flooding on site/ of adjoining lands. I note the lack of detail in relation to the capacity of the soiled water tank and how this will be managed over time.

8.8. Access and Transportation

- 8.8.1. Background: The Planning Authority raised no issues of concern in relation to the site entrance and conditions were provided by the Meath County Council Transportation Department in the event that permission were to be granted. Concern was expressed in the third party observation about increased traffic and general road safety issues.

- 8.8.2. Assessment: The proposed development includes the relocation of the site entrance further to the south, though this would result in a relatively minor revision in its location. I have no objection to this element of the proposed development. The internal layout is also acceptable in principle.
- 8.8.3. I note the comments raised by the third party and I agree that traffic issues may arise though not to a significant road safety extent. There is a lack of detail on the nature of this development. I remain uncertain as to how many horses will be transported to and from the site on a daily or monthly basis. The capacity is given as 22 horses, but it is not stated if they will arrive/ depart on a regular basis or if they will remain here for significant periods of time. Similarly, the number of visitors to the site is not given and the number of staff is also limited in detail. A combination of staff and visitors arriving at the same time could give rise to congestion at the entrance to the site, especially when horses are being transported in/ out of the site.
- 8.8.4. Conclusion on Access and Transportation: The site is to be developed for a rural house but also as a rural business. The revisions to the site entrance are considered to be acceptable in terms of the rural house and general road safety considerations. There is a lack of detail provided in terms of the rural business and whilst this information may be sought, I consider that concern must be expressed about the scarcity of information included.

9.0 Appropriate Assessment

- 9.1.1 I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is not located within a designated site. The site is located:

- 6.5km to the north west of The River Boyne and River Blackwater SPA (Site Code 004232)
- 6.5km to the north west of The River Boyne and River Blackwater SAC (Site Code 002299)

The proposed development consists of a single-storey detached house and an equestrian business on a site area of 2.8 hectares, in Skreen, Tara, Co. Meath. The house will be served by a wastewater treatment system which is in accordance with

the EPA Code of Practice. No nature conservation concerns were raised by the Planning Authority.

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 development.
- Distance to the nearest European site
- The lack of connections to the SPA & SAC
- Connection to the public watermain system
- Wastewater to be treated by a suitable wastewater treatment system on site.

9.1.2 I conclude, on the basis of objective information, that the proposed & retained development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 **Water Framework Directive**

10.1 The subject site is located approximately:

- 300m to the north Hurley-020 Waterbody (Site Code IE_EA_08H010280) – with a Poor Water Quality Status
- overlies the Lusk-Bog of the Ring Ground Waterbody (Site Code IE_EA_G_014) – with a Good Water Quality Status.

The proposed development consists of a detached house, wastewater treatment system, an equestrian business, revised access and all associated site works, on a site area of 2.8 hectares.

10.2 An assessment of the proposed development has been undertaken with regard to the objectives set out in Article 4 of the EU Water Framework Directive, together with

relevant guidance published by the Environmental Protection Agency (Ireland), including applicable codes of practice for the protection of water quality.

- 10.3 Having considered the nature, scale, and location of the proposed development, it is concluded that the proposal will not result in any risk of deterioration in the status of any water body, including surface waters (rivers and lakes), groundwater, transitional waters, or coastal waters. This applies to both qualitative and quantitative status, and in respect of temporary and permanent effects.
- 10.4 The proposed development has been designed in accordance with EPA codes of practice and best practice guidance, ensuring that appropriate measures are incorporated to prevent pollution, control runoff, and protect both surface water and groundwater receptors.
- 10.5 Furthermore, the development will not adversely affect the achievement of established environmental objectives, including the maintenance or attainment of Good Ecological Status/Potential and Good Chemical Status, as required under the Directive.
- 10.6 Accordingly, the proposed development is considered to be compliant with the requirements of Article 4.

11.0 Recommendation

I recommend that planning permission should be refused for the following reasons.

12.0 Reasons and Considerations

1. The application site is located in a Rural Area Under Strong Urban Influence, as identified in the 'Sustainable Rural Housing - Guidelines for Planning Authorities' (Department of the Environment, Heritage and Local Government 2005) and the Meath County Development Plan 2021-2027, where housing is restricted to persons demonstrating local need in accordance with RD POL 1, RD POL 2 and Section 9.4 of that that plan. Section 9.4 states that proposals for individual dwellings, relating to natural resources related employment, will be supported on suitable sites in rural areas. In this instance, the applicant has failed to demonstrate that his significant and predominant employment is in the bloodstock/ equine industry to the extent that

he has a need, on this basis, to live in the rural area in the immediate vicinity of the business. The applicant has indicated that they live within a short drive of the subject site, the business is primarily serving third parties and work on site will be by employees of the applicant. Permitting a house here, when insufficient need has been indicated, would result in the erosion of the rural character of a Rural Area Under Strong Urban Influence. The proposed dwelling would, therefore, contravene Policy RD POL 1 and RD POL 2 of the Meath County Development Plan and conflict with the provisions of the 'Sustainable Rural Housing - Guidelines for Planning Authorities' (Department of the Environment, Heritage and Local Government 2005). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The application site is located in a Rural Area Under Strong Urban Influence, as identified in the 'Sustainable Rural Housing - Guidelines for Planning Authorities' (Department of the Environment, Heritage and Local Government 2005) and the Meath County Development Plan 2021-2027, where housing is restricted to persons demonstrating local need in accordance with RD POL 1, RD POL 2 and Section 9.4 of that that plan. The applicant has also sought a rural house on the basis of the medical needs of a family member. The 'Sustainable Rural Housing - Guidelines for Planning Authorities' (Department of the Environment, Heritage and Local Government 2005) and the Meath County Development Plan 2021 – 2027 indicate that these have to be exceptional health circumstances, and the wording of the plan is such that it is the applicant who is the one who has to demonstrate the need to live in such a rural area on health grounds. The submitted information does not outline a particular reason on health ground why a house has to be built in a rural area, whilst noting that the site is also proposed as a rural business with potentially significant traffic and activity associated with same business. The proposed dwelling would, therefore, contravene Policy RD POL 1 and RD POL 2 of the Meath County Development Plan and conflict with the provisions of the 'Sustainable Rural Housing - Guidelines for Planning Authorities' (Department of the Environment, Heritage and Local Government 2005). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the proximity of the entrance, access road, and elements of the development to the adjacent dwellings north and south of the entrance, and the

topography of the site in relation to adjacent properties, whilst there is uncertainty over the frequency of traffic movements and activity from visitors/ employees on site, it is considered that the proposed development would have a negative impact on the residential amenities of nearby dwellings through noise and disturbance which would seriously injure the amenities and depreciate the value of property in the vicinity and be contrary to the proper planning and sustainable development of the area.

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

Paul O'Brien

Inspectorate

31st July 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-501179-MH-26
Proposed Development Summary	Use of this land for equestrian purposes, including the retention of an equine development comprising two stable buildings, the retention of an existing stable and its conversion into a farmhouse and all site works.
Development Address	Skreen, Tara, Co. Meath, C15 RY82
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	☒ Yes, it is a 'Project'. Proceed to Q.2.
	☐ No, No further action required.
(For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
☒ No, it is not a Class specified in Part 1. Proceed to Q3	

3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☐ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☒ 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)	Part 3 - Class 6 – Works consisting of the provision of a roofed structure for the housing of cattle...horses.., having a gross floor space not exceeding 200 square metres (whether or not by extension of an existing structure), and any ancillary provision for effluent storage. Conditions and Limitations - 2. The gross floor space of such structure together with any other such structures situated within the same farmyard complex or within 100 metres of that complex shall not exceed 300 square metres gross floor space in aggregate. Class 10(b)(i) Construction of more than 500 dwelling units. This proposal involves the construction of a dwelling and retention of stables with a total floor area of 205 sq m. Development does not exceed 300 sq m, two stables to be retained and which are separated from each other.

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)?	
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	
Proposed Development Summary	Use of this land for equestrian purposes, including the retention of an equine development comprising two stable buildings, the retention of an existing stable and its conversion into a farmhouse and all site works.
Development Address	Skreen, Tara, Co. Meath, C15 RY82
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	Briefly comment on the key characteristics of the development, having regard to the criteria listed. The development would not result in the production of significant waste, emissions, or pollutants. Maximum of 22 horses indicated on site as part of the rural business proposed.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g.	The development is situated in a rural area on agricultural land which is abundant in the Skreen/ Tara area. The subject site, with an area of approximately 2.8 hectares, is zoned RA – Rural in the Meath County Development Plan 2021 – 2027. The site is not within any designated European site.

wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	There are no National Monuments within the subject site but notable concentration west around Skreen and towards Tara, of national and international historical, cultural and archaeological significance.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	Having regard to the characteristics of the development and the sensitivity of its location, consider the potential for SIGNIFICANT effects, not just effects. There are no other locally sensitive environmental sensitivities in the vicinity of relevance. There would be no significant cumulative considerations.
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	Schedule 7A Information required to enable a Screening Determination to be carried out. Not applicable to this appeal case.

likelihood of significant effects on the environment.	
There is a real likelihood of significant effects on the environment.	EIAR required. Not applicable to this appeal case.

Inspector: _____ Date: _____