



An
Coimisiún
Pleanála

Inspector's Report

PL-501185-KY-26

Development

Demolition of 3 bedroom dwelling,
construction of 5 bedroom dwelling and
associated site works

Location

The Colony , Ventry , Co. Kerry

Planning Authority

Kerry County Council

Planning Authority Reg. Ref.

2561096

Applicant(s)

Colm and Zara Conlon

Type of Application

Permission

Planning Authority Decision

Grant Permission + Conditions

Type of Appeal

Third Party Normal Planning Appeal

Appellant(s)

Sheila Sugrue

Observer(s)

None

Date of Site Inspection

27th May 2026

Inspector

Bernadette Quinn

1.0 Site Location and Description

- 1.1. The appeal site has a stated area of 0.030ha and is located in Ventry village (Ceann Trá), approx. 8 km west of Dingle. The appeal site contains a single storey mid-terrace cottage fronting onto the northern side of the regional road R559. On the opposite side of the road is another terrace of dwellings, to the rear of which is Ventry Harbour.
- 1.2. There is a garden to the rear of the subject dwelling which slopes upwards from the rear ground floor level of the property, and which is generous in depth.
- 1.3. The appeal site is contained within a terrace of four dwellings, with a two-storey dwelling adjoining to the southeast beyond which is another two storey dwelling, and a single storey cottage adjoining to the northwest.

2.0 Proposed Development

- 2.1. Permission is sought for the demolition of an existing 3 bedroom single storey dwelling with a floor area of 66.2sqm and construction of 5 bedroom two storey dwelling with a floor area 165.2sqm and associated site works. The proposed dwelling will contain bedrooms at ground level and living areas at first floor level.

3.0 Planning Authority Decision

3.1. Decision

On 31st March 2026 Kerry County Council issued notification of decision to grant permission subject to 8 conditions.

3.1.1. Conditions

Condition no. 4 includes a requirement that the first-floor front elevation window to the snug/dining room shall be reduced in width by 500mm. Reason: To integrate the structure into the surrounding area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Planning Officer's report can be summarised as follows:

- Further information is requested in relation to discrepancies in drawings and residential amenity, and impact on party walls from demolition works.
- The visual impact is considered generally acceptable.
- There is a mix of house type in this terrace. The dwellings within the terrace are not protected nor in an ACA. Given that there are 2 no existing two storey dwellings, the proposal for a third can be considered.
- The proposed design is contemporary yet respectful of the general shape and form of existing dwellings within this terrace.

Following a request for further information the planning officers report can be summarised as follows:

- Revised drawings to correspond with floor plans have been submitted. These indicate the first-floor angled window to front elevation to be larger than that originally indicated. In order to better integrate the development on site and with adjacent buildings it is recommended that this window be reduced in width by 500mm, this can be dealt with by condition.
- The applicant has outlined detail as to how the party boundary walls with adjoining structures is to be addressed.
- A grant of permission is recommended.

3.2.2. Other Technical Reports

Area Office – Roads Report: Following submission of further information no objections are noted and a number of conditions are recommended.

3.3. Prescribed Bodies

None on file

3.4. Third Party Observations

One third party submission was received in relation to the planning application and a further submission received in relation to the further information. The issues raised are similar to the issues raised in the third party appeal.

4.0 Planning History

There is no recent planning history associated with the appeal site.

5.0 Policy Context

5.1. Development Plan

The Kerry County Development Plan 2022-2028 (as varied) is the statutory development plan for the area. The appeal site is located within the settlement boundary of Ceann Trá. Ceann Trá is designated as a 'Village' in the settlement hierarchy.

Variation No. 3 of the Development Plan has been adopted and contains the Castleisland-Corca Dhuibhne Municipal District Settlements' Plan wherein the appeal site is zoned 'Existing Residential (R2)'. This plan replaces the Corca Dhuibhne Electoral Area Local Area Plan 2021-2027.

Volume 6 of the Development Plan sets out Development Management Standards for residential development wherein Section 1.5 refers to residential development. Section 1.5.4 outlines General Residential Development Design Standards.

5.2. Natural Heritage Designations

The site is located approx. 2.3 km north of Dingle Peninsula SPA, approx. 5.6 km to the southwest of Mount Brandon SAC located and approx. 7 km to the east Blasket Islands SAC.

6.0 EIA Screening

- 6.1. 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.

7.0 The Appeal

7.1. Grounds of Appeal

One appeal has been received from Sheila Sugrue. The appeal can be summarised as follows:

- The applicant's house and the appellants house form part of a terrace of cottages approx. 150 years old with stone walls and probably without foundations and a shared party wall to ridge height.
- There are concerns about maintaining the structural integrity of the appellant's house as a result of the proposed development and potential loss of structural support. Prior to commencement of any works agreement will be required between the applicant's and the appellant's engineers in relation to works to party walls.
- Floor plan drawings indicate a potential gap as the new western wall will not be parallel to the party wall. Clarity is required in relation to fully sealing and waterproofing as when works are completed the appellants will never again have access to this wall for repair and maintenance.
- The impacted roof area will require appropriate weatherproofing and there is a need to ensure that there is no impact from water ingress.
- The proposed first floor large angled window is out of scale and architectural form of the terrace and is overbearing and extends above the eaves and below the finished floor level.
- As the window is angled it overlooks the front garden of the appellant's property.
- The proposed western elevation will reduce light from the appellant's backyard, bedroom and kitchen.

7.2. Applicant Response

- In its current condition, the house is not suitable for the needs of the appellants family who reside in the house permanently.
- The appeal property is permanently occupied whereas the appellants property is not permanently occupied. 70% of houses in Ceann Tra are used as holiday homes.
- The proposal will positively impact Ceann Tra village and the surrounding area bringing social and economic benefits and aligns with national and local strategies for housing and national plans for the development of the Irish language.
- It is a priority of the applicants to redevelop their home in a considered and sensitive way and details of engagement with the appellants are outlined.
- All reasonable measures will be taken to minimise and mitigate risks or negative impacts to adjacent properties arising from the proposed works and email communication in this regard is attached to the appeal response.
- The applicants have instructed their architect to communicate with the appellants civil engineer regarding aspects of the works relevant to their property.
- Liability for damage to adjacent properties during construction works is comprehensively established in Irish Law and has been considered and addressed in the application for the proposed works.
- Similar window designs have been permitted elsewhere in Kerry and considered a positive design attribute. The design and scale of the window have been considered and addressed as part of the application for the proposed works.
- A detailed light impact analysis in line with BRE requirements was carried out which states that the proposal will not significantly impact light to any adjacent properties.

7.3. Planning Authority Response

A response to the appeal from the PA can be summarised as follows:

- In relation to impact of demolition, further information was requested in this regard and a condition regarding demolition works has been attached to the grant of permission.
- Discrepancies in drawings were addressed in the further information response.
- The village is not an ACA and contains a mix of house styles, forms and detail.
- The front window referred to should be reduced by 0.5m to better integrate with the overall design and streetscape.
- The appellant's rear yard does not appear to be in use for amenity purposes and any impact on light entering the rear windows of the appellant's property is considered acceptable given the village location and existing situation on site. Also it is noted that the applicant's dwelling will be for permanent home use which is not the case with the appellants dwelling.

8.0 **Assessment**

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

- Principle of Development
- Impact on Structural Integrity
- Design
- Impact on Residential Amenities

8.2. This assessment relates to the revised drawings submitted to the Planning Authority on 25/02/2026 in response to a further information request.

Principle of Development

8.3. Having regard to the 'Existing Residential' zoning objective of the site and to the existing residential use on the site I am satisfied that the principle of the proposed development is acceptable subject to the amenities of surrounding properties being

protected, and the scale and design of the subject development respecting the character of the area.

- 8.4. I note the comments made in the responses to the appeal by the first party and the PA that the proposal dwelling will be used as a permanently occupied home and reference to the extent of holiday homes in the village. I do not consider the occupancy of the property is relevant to the issues raised and the assessment of this appeal.

Impact on structural Integrity

- 8.5. The third-party appellant raises concerns in relation to the structural integrity of their dwelling as well as concerns relating to future access for maintenance and requirements for sealing and waterproofing.
- 8.6. The PA requested further information from the applicant detailing proposals for impacts to party walls with adjoining properties from proposed demolition works. In response to further information the applicant submitted a method statement for works to party walls.
- 8.7. The Method Statement outlines that prior to commencement of any works a condition survey of the existing party walls will be carried out; that a fully qualified structural Engineer will be appointed to design the structure to minimise impact on adjoining property and party wall; that the main structure of the proposed new house will be built independently of the existing party wall(s); trial holes will be made before main demolition works commence to establish depth of existing foundations which will determine whether underpinning is required; localised repairs of existing cracks will be carried out as necessary. The report states that weathering at the junction between the new house gable and existing pitched roof is to be stepped lead flashing.
- 8.8. I note from the drawings submitted that the extent of demolition and construction proposed is contained within the appeal site.
- 8.9. I note the matters raised by the appellant regarding the structural integrity of the existing building. In relation to these concerns I note that these are matters which are governed under separate legislative codes to planning legislation. I also note the Method Statement submitted in the further information response and that the PA

raised no concerns in this regard. If the Commission considers it appropriate to grant permission I recommend the inclusion of a condition relating to the works including a requirement that the applicant to carry out a photographic survey to record the condition of existing adjoining properties and that this survey be provided to the planning authority.

- 8.10. In relation to concerns regarding fully sealing and waterproofing the third party property, I note that the applicants Method Statement states that weathering at the junction between the new house gable and existing pitched roof is to be stepped lead flashing and I consider this addresses the concerns raised in this regard. If the Commission decides to grant permission, I recommend the inclusion of a condition requiring compliance with the Method Statement.

Design

- 8.11. Concerns are raised in relation to the design of a proposed first floor angled window which the third party consider is out of scale and architectural form, is overbearing and extends above the eaves and below the finished floor level. The PA included condition No. 4 which requires that the first-floor front elevation window to the snug/dining room shall be reduced in width by 500mm. The window measures approx. 2.6m wide and 3.2m high and is angled in a westerly direction towards the third party's property protruding a maximum of approx. 900mm from the front elevation.
- 8.12. I note that the terrace of dwellings which the appeal site forms part of comprises a mix of single and two storey dwellings in a variety of designs and with a variety of finishes including stone, brick and render. I consider the proposed dwelling provides for a contemporary design and whilst the window is larger than other windows along the terrace and extends above the eaves I do not consider it is of such a scale or design that it will result in negative impacts on the character of the area. I note the condition of the PA to reduce the width of the window, and I note that the first party did not appeal this condition. If the Commission decides to grant permission I recommend the inclusion of the PA's condition no. 4 requiring the reduction in width of this window by 500mm.

- 8.13. Having regard to the existing pattern of development in the area and noting that the site is not located within an Architectural Conservation Area nor does it relate to a Protected Structure, I am satisfied that the design proposed is acceptable.

Impact on Residential Amenities

- 8.14. The third-party appellant raises concerns that the proposed first floor window will result in overlooking of external amenity space used by the third party. I note that the window referred to is located on the front elevation, will serve a first floor living area and that it is angled on its southern edge towards the front of the third party's property to the north.
- 8.15. I note that the limited depth, the presence of a high rear boundary wall, and the northeast orientation of the third party's rear amenity space allow for limited amenity value of this rear garden area. However, having regard to the position of the proposed window on the front elevation and given that the third party's front garden is already overlooked by the public road and surrounding dwellings, I do not have concerns that the proposal will give rise to significant unacceptable overlooking impacts beyond that which currently exist.
- 8.16. A Daylight Analysis and Overshadowing Report prepared by H3D was submitted with the planning application which assessed adjacent properties access to sunlight and daylight as a result of the proposed development. The report finds the following:
- The diffuse daylight of adjacent buildings would not be adversely affected based on guidance in BRE Guidelines;
 - The proposed development does not subtend the 25 degrees angle for any window facing within 90 degrees of due south for the adjacent properties.
 - The existing private amenity space to the rear of the adjacent property, 'Setanta', does not currently receive the required access to direct sunlight to appear adequately daylight throughout the year. The private amenity space to the rear of 'Setanta' would not reduce to less than 0.8 times the current value.
 - In relation to sunlight assessment on proposed windows, as the rear windows of the directly adjacent living rooms are not facing within 90 degrees of due south the Annual Probable Sunlight Hours (APSH) analysis is not required.

- The adjacent property to the southeast will continue to receive adequate access to sunlight in the proposed scenarios.
- Comparing results achieved against the British Standard: Lighting for Buildings – Part 2: Code for Practice for Daylighting, BRE (Building Research Establishment) 209 and ‘Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice’, the Daylighting and Sun lighting to the adjacent properties would not to be significantly affected.

- 8.17. The appellant outlines that the proposed western elevation is to be built approx. 0.220m inside the boundary wall to the east of the appellants property, will have an eaves of approx. 5.5m and ridge height of approx. 7.6m and extend approx. 2m from the back of the appellants house and would result in significantly reduced light to the backyard, bedroom and kitchen and that a setback would help maintain existing light to the back of the appellants property.
- 8.18. I note the findings of the Daylight Analysis and Overshadowing Report that the existing private amenity space to the rear of the appellants property ‘Setanta’ does not currently receive the required access to direct sunlight to achieve adequate daylight throughout the year. The rear garden of the appellants property is northeast facing and I note from the application drawings and from photographs included with the appeal that it contains a shallow rear garden approx. 2m deep which is bound to the rear by a stone wall with a height of approx. 1.8m beyond which ground levels increase and that this configuration likely contributes to the absence of direct sunlight to the rear of the third party’s property as noted in the Daylight Analysis and Overshadowing Report.
- 8.19. The existing dwelling on the appeal site has an eaves and ridge height in line with that of the third party’s adjoining property. The existing dwelling on the appeal site extends approx. 2.2m beyond the rear façade of the third-party’s property and a boundary wall extends from the rear of the appeal site, beyond which is a boundary of mature hedgerow. The ground levels to the rear of the appeal site and third-party property are elevated above the ground level of the dwellings and their rear yard areas. In relation to the third party’s concerns I note that the proposed dwelling is contained within the appeal site and that the rear of the proposed dwelling is set back from the appellants dwelling by approx. 300mm. The proposed first floor element of

the extension will have an eaves height of approx. 5.5m and a ridge height of approx. 7.6m and will extend approx. 1.9m beyond the rear elevation of the third-party appellants property. The proposed ground floor rear extension is angled away from the appellants property and will have a flat roof with a ridge height of 3.1m. Having regard to the existing restricted nature of the third party appellants rear garden, to the design and layout proposed, and to the findings of the Daylight Analysis and Overshadowing Report, I do not consider the proposed extension is likely to result in a reduction in light to rear open space or rear windows to the appellants property to the north.

- 8.20. The neighbouring property to the southeast is a two-storey dwelling with a single storey flat roof extension to the rear. The existing dwelling on the appeal site has a pitched roof rear extension with a ridge height of approx. 4.7m which extends beyond the rear façade of the single storey extension to the southeast by approx. 1.9m. The proposed two storey dwelling will have a ridge height in line with the adjoining dwelling to the southeast and will project approx. 2.8m beyond the rear façade of the rear extension to this property. The proposed single storey element will project a further approx. 9m to the rear. A rear patio will have a finished floor level of 11.82 and steps will lead from here up to a large rear garden where levels increase to 14.6 due to the topography of the appeal site. Having regard to the height of the existing dwelling to the southeast and to the findings the Daylight Analysis and Overshadowing Report I am satisfied that the proposal is unlikely to give rise to unacceptable impacts on this property.
- 8.21. Having regard to the scale and design proposed I am satisfied that the proposal will not give rise to unacceptable overbearing or overlooking impacts and will be acceptable with regard to residential and visual amenities of neighbouring properties.

9.0 AA Screening

- 9.1. Screening the need for Appropriate Assessment: Screening Determination (Stage 1, Article 6(3) of Habitats Directive.

I have considered case PL-501185-KY-26 in light of the requirements of S177U of the Planning and Development Act 2000 as amended. The proposed development is located within an established residential area and comprises the demolition of an

existing dwelling and construction of a new dwelling and all associated site works.

The closest European Sites are Dingle Peninsula SPA located approx. 2.3 km to the south, Mount Brandon SAC located approx. 5.6 km to the northeast and Blasket Islands SAC located approx. 7 km to the west.

Having considered the nature, scale and location of the proposed development I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.

The reason for this conclusion is as follows:

- The scale and nature of the development
- The location of the development in a serviced village, distance from European Sites and nature of intervening habitats, absence of ecological pathways to any European Site.
- Having regard to the screening determination of the PA.

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 (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

- 10.1. An assessment of the proposed development has been undertaken with regard to the objectives set out in Article 4 of the EU Water Framework Directive. 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. In addition, the proposed development will not adversely affect the achievement of established environmental objectives, including the protection, maintenance, and improvement of water body status, as required under the Directive. Accordingly, the proposed development is considered to be compliant with the requirements of Article 4.

11.0 Recommendation

11.1. I recommend that planning permission should be granted, subject to conditions.

12.0 Reasons and Considerations

Having regard to the provisions of the Kerry County Development Plan 2022-2028 as varied, including the Existing Residential land use zoning of the site, to the established residential use on the site and the pattern of development in the area, and the design of the proposed development, it is considered that subject to the conditions set out below, the proposed development would be in keeping with the established pattern of development at this location and would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

13.0 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 25/02/2026 and 05/03/26, 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.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:
 - (a) The first-floor front elevation window to snug/dining room shall be reduced in width by 500mm.

Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual amenity.

3. (a) Prior to commencement of development, the developer shall demonstrate that the construction works can be carried out to ensure the structural stability of the adjoining properties. This shall be carried out by a suitability qualified person.

(b) The developer shall comply with all recommendations set out in the Method Statement Report prepared by OC Architects and received by the Planning Authority on 25/02/2026.

(c) A pre-commencement photographic survey of boundary conditions and the condition of adjoining property, where consented to by the owners / occupiers, shall be undertaken. Upon completion of construction a similar survey shall be carried out. Surveys shall be submitted to the Planning Authority for written agreement.

Reason: In the interest of the proper planning and sustainable development of the area and to ensure an adequate record of adjoining conditions is provided.

4. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. Water supply and drainage arrangements, including the attenuation and disposal of surface water which shall also provide for appropriate Sustainable Urban Drainage Systems (SuDS), shall comply with the requirements of the planning authority for such works.

Reason: In the interest of public health.

6. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

7. Site development and building works shall be carried out only between 0800 to 1900 hours Mondays to Fridays inclusive and 0800 to 1400 hours on Saturdays, 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.

Reason: In order to safeguard the residential amenities of property in the vicinity.

8. The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures, waste management and recycling of materials, environmental protection measures, welfare facilities, site deliveries, complaints procedure, pest control and traffic management arrangements.

Reason: In the interest of public safety, environmental protection, and residential amenity.

9. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interest of sustainable transport and safety.

10. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of reducing waste and encouraging recycling.

11. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended.

The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the An Bord Pleanála to determine the proper application of the terms of the Scheme.

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

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

Bernadette Quinn
Planning Inspector

03rd July 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-501185-KY-26
Proposed Development Summary	Demolition of 3 bedroom dwelling, construction of 5 bedroom dwelling and associated site works
Development Address	The Colony , Ventry , Co. Kerry
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)	State the Class and state the relevant threshold Class 10 (b) (i)
4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	

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

Inspector: _____

Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL-501185-KY-26
Proposed Development Summary	Demolition of 3 bedroom dwelling, construction of 5 bedroom dwelling and associated site works
Development Address	The Colony , Ventry , Co. Kerry
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 has a modest footprint, comes forward as a standalone project, requires demolition works relating to the existing dwelling on site only, does not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use,	Briefly comment on the location of the development, having regard to the criteria listed The site comprises an existing residential site in a village within a terrace characterised by residential development. The proposed development would

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).	therefore not be exceptional in the context of the existing environment in terms of its nature. The development is removed from sensitive natural habitats and designated sites and landscapes of identified significance in the County Development Plan.
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. Having regard to the modest nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant	EIA is not required.

effects on the environment.	
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Inspector: _____ **Date:** _____

DP/ADP: _____ **Date:** _____

(only where Schedule 7A information or EIAR required)