



An
Coimisiún
Pleanála

Inspector's Report

PL-501220-GY-26

Development	Retention of an existing single storey granny flat to the rear of an existing single storey dwelling [permitted under 20/1166] and all associated site works
Location	Kilgarve, Creagh, Ballinasloe
Planning Authority	Galway County Council
Planning Authority Reg. Ref.	2623
Applicant(s)	Michael Connors
Type of Application	Retention Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party
Appellant(s)	Michael Connors
Observer(s)	None
Date of Site Inspection	08-06-2026
Inspector	Adam Kearney.

1.0 Site Location and Description

The appeal site comprises a stated area of 0.14 hectares located on the southern side of the Dublin Road (R446) within the townland of Kilgarve, Creagh, approximately 1.5 kilometres east of Ballinasloe town centre. The site is situated inside the 50km/h urban speed limit zone. The site context is predominantly low density suburban residential, characterised by standalone dwellings on individual plots linear to the regional corridor.

The site contains a recently constructed single storey, two bedroom main residence (155 sq. m) positioned toward the front of the site, which was built under parent planning reference 20/1166. To the rear (south) of this primary house stands the single storey, detached building for which retention is sought. The entire site layout features an existing gravel/hardstanding driveway entering off the R446 along the eastern boundary, which provides vehicular access and separate parking areas for both the front and rear structures. The boundaries to the east and adjoin the curtilages of neighbouring residential plots and to the south is a small parcel of agricultural land.

2.0 Proposed Development

Retention permission is sought for a single storey detached residential building positioned to the rear of the primary dwelling, together with all associated site works. The structure has a gross floor area of 122.52 square metres and features a pitched roof configuration with a maximum ridge height of approximately 6.1 metres. Internal layouts demonstrate that the accommodation comprises a kitchen/dining/living space, a bathroom, and two bedrooms.

The development was (as stated) originally built in lieu of a 48 sq. m domestic garage originally permitted under parent application 20/1166. While described by the applicant as a “granny flat”, the unit functions as a self contained, detached accommodation block with separate external parking and access, and lacks any direct physical connection to the front house.

As part of the First Party Appeal grounds, a revised layout plan was introduced. This drawing alters the layout by replacing a portion of the existing internal hardstanding

area with 256 sq. m of shared green open space positioned between the two residential structures to serve the combined development.

3.0 Planning Authority Decision

3.1 Decision

The Planning Authority issued a decision to Refuse Retention Permission on the 31st of March 2026 for one comprehensive reason:

Based on the information submitted, it is considered by the Planning Authority that the proposed structure to be retained as a Granny Flat, by virtue of the overall scale, design, nature and in the absence of any supporting documentation to justify the need for the granny flat fails to comply with DM Standard 5: Dependant Relative Accommodation/ Granny Flats (Urban and Rural) of the Galway County Development Plan 2022-2028. Furthermore, the floor area to be retained significantly exceeds the threshold permitted under DM standard 5. Accordingly, to grant the development as proposed would set an undesirable precedent for similar future development in the area therefore would be contrary to the principles of the proper planning and sustainable development of the area.

3.2 Planning Authority Reports

The report of the Planning Authority Planner reflects the following:

Strategic Policy Non-Compliance: The applicant failed to establish a baseline bona fide medical or social need for the second relative accommodation unit within the initial application as per the criteria of DM Standard 5.

Excessive Scale: The footprint of the detached block (122.52 sq. m) is in excess of the maximum 75 sq. m threshold permitted for family flats under the County Development Plan.

Independent Character: Given the approximately 30 metre physical separation distance, the inclusion of standalone parking areas, independent access, and separate utility links, the unit represents an unsubdivided independent backland dwelling rather than an attached ancillary extension.

Overdevelopment and Curtilage Issues: The application layout originally presented a scenario where the entirety of the rear plot curtilage was treated with hardstanding, providing inadequate dedicated communal green space for a dual occupancy scenario.

3.3 Other Technical Reports

Area Office: No adverse technical issues or structural objections were raised.

3.4 Prescribed Bodies

Transport Infrastructure Ireland (TII): A standardised submission was received from TII on 25/02/2026, requesting that the planning authority have regard to the Spatial Planning and National Roads Guidelines for Planning Authorities and relevant TII Publications, and advising that nothing in the submission constitutes consent to access or alter national road infrastructure assets.

3.5 Third Party Observations

No submissions or observations received

4.0 Planning History

4.1 Subject Site

Planning Ref. 20/1166: The Planning Authority granted full planning permission for the demolition of an existing dwelling house and outhouses and the construction of a replacement single storey dwelling house (155 sq. m) and a detached domestic garage (48 sq. m), along with all associated site works.

The site was later purchased by the current applicant in 2024. The primary residence was erected and finalised in 2025. However, the subject detached building was constructed in 2025 in place of the previously permitted 48 sq. m garage.

5.0 Policy Context

5.1 Ballinasloe Local Area Plan 2022–2028

Zoning Framework (Section 1.6): The subject property stands within lands explicitly designated under the “Existing Residential” land use zoning map. The specific policy objective for this zone is “to protect and improve residential amenities of existing residential areas”. The land use matrix expressly states that, within Existing Residential zones, house improvements, alterations, extensions, and appropriate infill developments are permitted in principle, provided they safeguard neighbouring residential amenities.

Settlement Status (Section 1.1): Ballinasloe is designated as a Key Town (Level 2). It serves as the primary driver of economic growth and inclusive sustainable development in the east of the county, with strategic policies prioritising compact growth, infill residential use, and town centre consolidation.

Infill Residential Policy (Section 2.4): Local policy actively encourages residential infill and the development of gap or backland sites within the built-up footprint as a sustainable alternative to one off rural houses.

Sequential Development (Objective BKT 8): Promotes orderly, phased development with a presumption in favour of the sequential deployment of serviced residential lands extending outwards from the town core.

5.2 Galway County Development Plan 2022–2028

Core Strategy (Chapter 2): Identifies Ballinasloe as a primary growth centre, allocating a population increase of 1,999 persons and establishing an infill/brownfield delivery target of 345 residential units within the town footprint.

Development Management Standards (Chapter 15) - DM Standard 5: Governs Dependent Relative Accommodation / Granny Flats (Urban and Rural). It stipulates that family flats must:

- Demonstrate a bona fide need for the accommodation unit.
- Maintain an ancillary connection to the main home (ideally attached, though detached garage conversions or configurations can be considered).

- Be modest in scale, containing a maximum of two bedrooms and strictly not exceeding a gross floor area of 75 square metres.
- Remain in the same legal ownership as the primary dwelling unit, operating as a single undivided planning entity.
- Prove that foul and surface water drainage services possess the necessary capacity to accommodate the additional dual occupancy load.

5.3 Section 28 Ministerial Guidelines

Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (January 2024): This standard emphasises the strategic densification of Tier 2 urban settlements. It supports adaptive reuse, backland infill development, and alternative housing typologies inside existing urban footprints while safeguarding the qualitative amenities of neighbouring boundaries.

5.4 Natural Heritage Designations

The closest European designation is the River Suck Callows SPA (Site Code: 004097), which is situated approximately 924 metres from the site boundary.

5.5 Environmental Impact Assessment (EIA) Screening

The retention relates to a single storey ancillary residential unit on a serviced urban plot. The development is of a class of development for the purposes of the EIA Directive (infrastructure projects – urban development) but falls well below the relevant threshold in Part 2, Schedule 5 of the Planning and Development Regulations 2001 (as amended), and is therefore sub-threshold. A preliminary examination has accordingly been carried out. Having regard to the nature, modest scale and serviced urban location of the development, there is no real likelihood of significant effects on the environment, and an EIA screening determination and EIAR are not required. Refer to Form 1 in Appendix A and Form 2 in Appendix B.

6.0 Environmental Assessments

6.1 Appropriate Assessment (AA) Screening

The project has been reviewed in compliance with Section 177U of the Planning and Development Act 2000 (as amended). The closest designated European site is the River Suck Callows SPA (Site Code: 004097), located approximately 924 metres from the site.

Given the nature, minimal scale, and domestic context of the retention application, which involves ancillary residential use in a fully serviced urban zone directly connected to the public watermains and municipal foul sewer systems, no direct hydrological or ecological pathways exist that could threaten the conservation objectives of the European site.

It is reasonable to conclude, on the basis of objective planning information, that the development would not have a likely significant effect on any European site, either alone or in combination with other plans or projects. Stage 2 Appropriate Assessment under Section 177V is not required.

6.2 Water Framework Directive (WFD)

I have had regard to the objectives of the Water Framework Directive, as set out in Article 4, which seek to protect and, where necessary, restore surface water and groundwater bodies in order to achieve good status, and to prevent deterioration in their status. The proposed development comprises the retention of a modest single storey domestic building ancillary to an existing dwelling on a fully serviced site within the built-up urban area of Ballinasloe. The site is connected directly to the public watermains and to the municipal foul and surface water sewer networks, and there are no open natural watercourses across or immediately adjacent to the appeal site boundaries. Surface water and roof runoff arising from the development is to be managed within the site and disposed of via the existing connection to the municipal storm water network, as secured by condition.

Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface water or groundwater body, for the following reasons:

- The limited nature and scale of the works, namely the retention of a single storey domestic building ancillary to an established residential dwelling;
- The urban location of the site within a fully serviced residential area, with foul effluent discharging to the public sewer and surface water managed within the site by way of the existing connection to the municipal storm water network, secured by condition;
- The absence of any open watercourse on or adjacent to the site and the absence of any direct discharge from the development to a surface water body.

I conclude, on the basis of objective information, that the proposed development will not result in a risk of deterioration of the status of any surface water or groundwater body, and will not impair the water quality targets of the wider South Suck catchment area. The development can therefore be excluded from further assessment under the Water Framework Directive.

7.0 The Appeal

7.1 Grounds of First Party Appeal

The First Party Appeal was submitted on behalf of the applicant on the 24th of April 2026. The submission addresses the planning authority's reasons for refusal with the following arguments:

Demonstrable Bona Fide Need: The appeal documentation now includes a supporting personal and health statement from the applicant's mother. The statement outlines ongoing medical issues requiring specialised care and details the critical social and medical necessity for her and her husband to reside in close proximity to their family for daily support.

Acceptable Design and Built Integration: The single storey structure reflects a high architectural standard that mirrors the aesthetic finishes, materials, roof profile, and scale of the front residence.

Generous Amenity and Separation: The offset distance between the rear wall of the front house and the front wall of the rear unit is 24.8 metres. This far exceeds the

minimum 16 metre opposing first floor window standard specified under the 2024 Compact Settlement Guidelines, ensuring no overlooking, overbearance, or loss of privacy.

Curtilage and Open Space: To resolve the planner's concern regarding excessive hardstanding, a revised site layout plan introduces 256 sq. m of green garden space between the units. The appellant is fully agreeable to a condition requiring this green space to be fully implemented within 6 months of a grant of permission.

Subdivision: The appellant states that the unit will function exclusively as an ancillary, non-subdivided extension under the same legal folio as the main house. The appellant explicitly agrees to accept conditions restricting any independent sale, long term leasing, or separate subdivision of the property.

7.2 Planning Authority Response

The Planning Authority did not submit any further commentary or counter arguments in response to the First Party grounds of appeal.

7.3 Prescribed Bodies and Consultation

At application stage, Transport Infrastructure Ireland was consulted as a prescribed body and made a standardised submission on 25/02/2026, requesting that the authority have regard to the Spatial Planning and National Roads Guidelines and relevant TII Publications (see Section 3.4 above). No other prescribed body submission was made at application stage.

8.0 Assessment

8.1 Overview

Having visited the site and carried out a comprehensive assessment of application, appeal and historical planning context, I consider that the core planning issues in this appeal centre upon the following items:

- Principle of the development and compliance with the “Existing Residential” zoning of the Ballinasloe Local Area Plan 2022-2028.

- Compliance with DM Standard 5 (Dependent Relative Accommodation) of the Galway County Development Plan and national policy.
- Impact on the residential amenities of the site and neighbouring boundaries.

8.2 Principle of the Development

The appeal site is positioned within the urban settlement envelope of Ballinasloe, on lands explicitly zoned “Existing Residential” under the Ballinasloe Local Area Plan 2022-2028. The land use zoning objective is clear, being “to protect and improve residential amenities of existing residential areas”, and the accompanying land use matrix establishes that house improvements, alterations, extensions, and appropriate residential infill are permitted in principle within this zone, subject to normal development standards. The retention of an additional single storey residential unit on this serviced residential plot is therefore a use that is acceptable in principle on the zoning, and the proper assessment is whether it can be accommodated without injury to residential amenity.

As a designated Key Town (Level 2), local and strategic policy places a high priority on the optimisation of serviced urban plots through sensitive infill and backland residential densification, including the Infill Residential Policy of the Ballinasloe Local Area Plan (Section 2.4) and Urban Living Objectives UL 1 and UL 6. Considering that the site is fully serviced by municipal water and sewerage networks and is served by public footpaths and public lighting, the general principle of compact residential development on this underutilised residential plot is acceptable and aligns with national, regional, and local compact growth frameworks.

8.3 Compliance with DM Standard 5 - Assessment of Use, Scale, and Policy

The Planning Authority refused permission on the basis that the structure (122.52 sq. m) exceeds the 75 sq. m floor area limit for family flats under DM Standard 5, and that, being detached with independent access and parking, it could not be read as an attached granny flat. The assessment of this appeal therefore pivots on whether a single, prescriptive floor area metric should be applied so as to reject a development that is otherwise fully consistent with the strategic and sustainable development objectives of the Development Plan. In my judgement it should not, and the proper

planning assessment is materially in favour of the development for the reasons set out below.

The development represents use of an underutilised, fully serviced urban plot within the built up footprint of a Key Town, on lands zoned 'Existing Residential' where residential infill is permitted in principle. It delivers additional residential accommodation through backland infill rather than greenfield expansion, directly advancing the Infill Residential Policy (Section 2.4) and Sequential Development Objective (BKT 8) of the Ballinasloe Local Area Plan, the Core Strategy infill and brownfield delivery targets for the town under the Galway County Development Plan, and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (January 2024).

The site is served by public watermains, foul and surface water sewers, public footpaths and public lighting, and is within walking distance of the services of Ballinasloe town centre. Accommodating an additional household on this footprint, with no new road frontage, no loss of public amenity and no extension of services, can be considered a form of sustainable densification that national and local policy seeks to promote. The strategic policy case for the development is, in my view, strong and should carry significant weight.

While the floor area exceeds the 75 sq. m guideline, the excess is of the order of some 47 sq. m, and DM Standard 5 itself anticipates detached ancillary units of up to 75 sq. m. The additional area is therefore a difference of degree rather than of kind. The unit comprises only two bedrooms and is single storey throughout, with a maximum ridge height of approximately 6.1 metres. It sits on a 0.14 hectare plot and, when read together with the principal dwelling, the combined built footprint occupies only a modest proportion of the site, well within the bounds of orderly development for an urban backland plot. The plot is of a generous size relative to the typical urban dwelling, and is better able to absorb a unit of this scale, at this density and single storey height, than the great majority of urban sites without injury to amenity.

The relevant planning question is not whether a single dimension exceeds a guideline figure, but whether the development as a whole results in overdevelopment or unacceptable impact. On the evidence it does not. The DM Standard 5 floor area is a guideline to be applied with the flexibility expressly provided for at Section 15.1

of the Development Plan, which directs that development management standards be applied to achieve core housing and design objectives rather than as rigid, mechanistic barriers. An exceedance of less than 50 sq. m, on a low density plot well able to accommodate it, is not a sound basis on which to refuse an otherwise policy compliant development.

The Planning Authority placed weight on the detached character of the unit. DM Standard 5 itself contemplates detached garage conversions and configurations, and a detached single storey form is, on this generous plot, the response that best avoids overbearance and protects the amenity of the principal dwelling and of neighbouring properties. The concern that detachment signals an independent dwelling is fully addressed by the planning controls available. The appellant has confirmed that the unit will remain in single ownership and in ancillary use, with no subdivision of the curtilage, no separate sale and no independent letting, and has agreed to accept conditions to that effect. A condition tying the unit to the principal dwelling and prohibiting subdivision secures the ancillary status.

The unit is connected directly to the public watermain and to the municipal foul and surface water sewer networks, rather than relying on-site treatment. The additional dual occupancy load is accommodated within the existing serviced infrastructure, and the Area Office raised no technical or drainage objection to the development. The drainage capacity requirement of DM Standard 5 is therefore satisfied, and surface water disposal within the site can be secured by condition.

The appeal documentation includes a supporting personal and health statement establishing a bona fide social and family need for relative accommodation. While I am satisfied that the development is acceptable on planning grounds independent of these circumstances, the documented need is a further material consideration that adds weight to the case for granting permission and is consistent with the purpose of DM Standard 5 in providing for dependent relative accommodation.

8.4 Impact on Residential Amenity

The development gives rise to no unacceptable impact on residential amenity. The unit is single storey, with a maximum ridge height of approximately 6.1 metres, and presents a low and recessive built form. It is separated from the principal dwelling by

circa 25m metres, comfortably in excess of the 16 metre separation standard applied to dwellings with opposing first floor windows under the 2024 Compact Settlement Guidelines. Being single storey there is no overlooking, overshadowing or overbearance between the two units. The unit is set back more than 2 metres from the lateral site boundaries and, by reason of its single storey height and position, does not overlook or visually dominate the gardens of adjoining residential properties. Significantly, no submissions or observations were made by any third party or adjoining landowner at application stage or on appeal, which is a clear indication that the established residential community does not regard the development as injurious to local amenity.

To address the planning authority's concern that the site consisted almost entirely of hardstanding, the applicant has submitted a revised site layout plan during the appeal process. This revised plan introduces 256 sq. m of shared green open space between the two buildings. This replaces the excessive gravel hardstanding with a high quality garden space that significantly improves the residential and visual amenities of the plot for both units. This green space setup can be secured via a standard planning condition.

Based on the foregoing I am satisfied that the development does not negatively impact the residential amenities of the main property or the wider area, and complies with the "Existing Residential" zoning objective of the Ballinasloe Local Area Plan and with Policy Objectives UL 1 and UL 6 of the Development Plan.

9.0 Recommendation

I recommend that permission be GRANTED for the retention of the development based on the reasons and considerations set out below.

10.0 Reasons and Considerations

Having regard to the location of the appeal site within lands zoned "Existing Residential" under the Ballinasloe Local Area Plan 2022-2028, where house alterations, extensions and appropriate residential infill are permitted in principle, to the status of Ballinasloe as a Key Town, to the infill and compact growth policies of that Plan and of the Galway County Development Plan 2022-2028, and to the

Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (January 2024), it is considered that the development represents a sustainable and efficient use of a serviced urban residential plot and is acceptable in principle. It is further considered that, by reason of its single storey form, separation distances and position on the plot, the development does not result in overdevelopment and does not injure the residential amenity of the principal dwelling or of any adjoining property. Subject to compliance with the conditions set out below, including conditions securing the ancillary status of the unit in single ownership and prohibiting subdivision of the curtilage, the development to be retained would be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1.	The development shall be retained and completed in accordance with the plans and particulars lodged with the application on the 5th of February 2026, as amended by the revised plans and particulars received by the Planning Authority on the 24th of April 2026, 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 and the development shall be retained in accordance with the agreed particulars. Reason: In the interest of clarity.
2.	The detached structure hereby permitted to be retained shall be used solely as accommodation ancillary to, and as part of, the existing dwelling house on site, and shall not be sold, let or otherwise transferred or conveyed save as part of that dwelling. The curtilage and site boundaries of the overall property shall not be subdivided. Reason: To restrict the use of the structure in the interests of residential amenity and the proper planning and sustainable development of the area, and to prevent the unauthorised creation of an independent dwelling unit.

3.	A revised layout configuration which introduces a minimum of 256 square metres of shared green open space between the primary home and the rear ancillary building, shall be fully implemented on site within 6 months of the date of this order. Reason: To enhance the visual and residential amenities of the site and reduce excessive hardstanding.
4.	Surface water drainage arrangements for the development shall comply with the requirements of the planning authority. Reason: In the interests of public health and the proper planning and sustainable development of the area.
5.	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 within three months from the date of this Order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme. Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Adam Kearney

Planning Inspector

20th June 2026

Appendix A: Form 1 EIA Pre-Screening

Case Reference	PL-501220-GY-26
Proposed Development Summary	Retention of a single storey detached residential building (granny flat / ancillary family accommodation) to the rear of an existing single storey dwelling and all associated site works.
Development Address	Kilgarve, Creagh, Ballinasloe, Co. Galway
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? (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)	☒ Yes, it is a 'Project'. Proceed to Q2. ☐ No, No further action required.
2. Is the proposed development of a CLASS specified in <u>Part 1</u>, 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.	
☒ No, it is not a Class specified in Part 1. Proceed to Q	
3..Is the proposed development of a CLASS specified in <u>Part 2</u>, 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)	Retention of 1 no. single storey ancillary dwelling unit (122.52 sq. m) on a 0.14 ha site, of a Class but sub-threshold.
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 B: Form 2 – EIA Preliminary Examination

Case Reference	PL-501220-GY-26
Proposed Development Summary	Retention of a single storey detached residential building (granny flat / ancillary family accommodation) to the rear of an existing single storey dwelling and all associated site works.
Development Address	Kilgarve, Creagh, Ballinasloe, Co. Galway
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).	The proposal comes forward as a stand-alone project for the retention of a single storey ancillary residential unit of modest scale (122.52 sq. m). It does not require any demolition works, does not involve the use of substantial natural resources, and does not give rise to any significant production of waste, pollution or nuisance. By virtue of its type and scale, the development poses no risk of major accident and/or disaster, is not vulnerable to climate change, and 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, abundance/capacity of natural resources, absorption capacity of natural environment, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	The site is located on a serviced residential plot within the built-up urban area of Ballinasloe and is not within any designated Natura 2000 site. The nearest European site is the River Suck Callows SPA (Site Code 004097), located approximately 924 metres from the site. The site is connected to public watermains and to the municipal foul and surface water sewer networks.
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 nature of the development as the retention of a single storey ancillary residential unit, its serviced urban location, the connection to public foul and surface water networks, the absence of any direct hydrological pathway to the River Suck Callows SPA, the limited magnitude and spatial extent of any effects, their intensity, complexity and duration, the absence of in-combination effects, and the opportunities for mitigation, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.

There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	
There is a real likelihood of significant effects on the environment.	

Inspector: _____

Date: _____