Inspector's Report
PL-501630-MN-26

Development	Construction a 9 age friendly single storey houses and all associated site works.
Location	Connabury, Castleblayney, Co. Monaghan.
Planning Authority	Monaghan County Council
Planning Authority Reg. Ref.	2547
Applicant(s)	GEC Development and Construction Ltd.
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party Normal Planning Appeal
Appellant(s)	GEC Development and Construction Ltd.
Observer(s)	None
Date of Site Inspection	17th September 2026
Inspector	Aisling MacNamara

1.0 Site Location and Description

1.1. The site is located near the southern edge of Castleblayney in County Monoghan. The site is located near the junction of the N53 Dundalk Road and R938 Dublin Road. This is a small brownfield 'gap' site within the built up area. There is evidence of former construction on the site – existing hardcore across the site and evidence of former entrance points (google maps historical imagery indicate site formerly contained a dwelling/ building). The site is accessed from the N53 and the southern boundary of the site has a wide frontage along the N53. The eastern and northwestern boundary adjoin existing residential properties and part of the northern boundary adjoins sports grounds Castleblayney Faughs GAA club. Part of the northwestern boundary of the adjoining residential property is formed by existing shed directly abutting the shared boundary.

1.2. This area contains a mix of housing types ranging from detached single dwellings to estate type development. There are existing footpaths either side of the N53. The site is c 950m (c13min) walk from the bus stops on the R938 near the centre and c 6min walk to Londis, school and other services and facilities on the R938 Dublin road.

2.0 Proposed Development

2.1. Permission is sought for:

9 no. age friendly single storey dwellings which include:

- a terrace of 7 no. dwellings (5 no. 2 bed and 2 no. 3 bed)
- 2 no. 2 bed semi detached houses
- Ancillary site works including site clearance, vehicular and pedestrian access off the N53 road, car parking, communal open space, landscaping and boundary works.

Proposed water supply: existing connection public mains; Proposed wastewater management / treatment: new public sewer; Proposed surface water disposal: soakpit

Site area: 0.25ha, Proposed works: 733sqm

At further information stage, revised drawings and details were submitted (advertised as ‘significant’). The revised proposed development is as follows:

Terrace of 7 no. two bed age friendly dwellings (7 x 77.8sqm), 14 residents car parking spaces, 3 visitor spaces, bike stores, bin stores, private open space and public open space.

3.0 Planning Authority Decision

3.1. Decision

By order dated 4th June 2026, the planning authority decided to refuse permission for two reasons:

1. Policy LDRP 1 / Section 15. 8. 8 of the County Development Plan 2025- 2031 set out that residential development on lands zoned as ' proposed Residential B' shall be low density. The proposed development is considered of excessive density and contrary to the established character and pattern of development in the area. The proposed development would therefore be contrary to the Monaghan County Development Plan 2025- 2031, and contrary to the proper planning and sustainable development of the area.
2. Policy RAP 1 / Section 15.22.2 of the Monaghan County Development Plan 2025- 2031 set out that all developments must have regard to the potential impact upon the residential amenity of existing and permitted residential land uses in the vicinity of the development. The proposed development, by virtue of building line and proximity to neighbouring development, is considered of poor layout/ design and resulting in an overbearing impact and one which would be injurious to neighbouring established residential amenity. The proposed development would therefore be contrary to the Monaghan County Development Plan 2025- 2031, and contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- Case planner's report of 5th August 2025 recommends Further Information on 10 items.
- The planning authority requested Further Information on 7th August 2025 in relation to 10 items:

  (1) (a) Submit stage 1 & 2 Road Safety Audit in accordance with TII publications, (b) revised drawings to address items identified in Road Safety Audit.

  (2) Site is zoned Proposed Residential B to facilitate the provision of serviced residential site and low density residential development. There are concerns that the proposed residential density is contrary to the zoning objective. Submit amended details to address concerns.

  (3) The planning authority has concerns with the layout / quantum of development proposed and in particular dwelling no. 1 and 9 which are considered contrary to the established building line and to have potential overbearing impact to immediate abutting dwellings. Submit response to address concerns.

  (4) Submit information on public lighting.

  (5) Submit revised landscaping plan having regard to Policy LCP1 and section 15.22.4 of CDP, with emphasis on precise planting details, timescale and surfacing of 'home zone roadway'.

  (6) Submit amended details to address the requirements of policy MURP1 and section 15.8.1 of CDP in relation to 12 criteria of Urban Design Manual 2009.

  (7) Demonstrate compliance with section 15.8.2 which stipulates that individual pedestrian access to rear garden areas should generally be provided for every property and section 15.25 which requires suitable provision for parking / storage of bicycles and scooters.

  (8) Submit amended proposals for public open space, noting section 18.8.12 of CDP requires public open space in accordance with Sustainable Residential Development and Compact Settlements Guidelines - requires

public open space not less than minimum 10% of site area, noting the plans indicate public open space is below that required.

(9) Submit revised proposals showing visitor parking or provide evidence based justification as to why visitor parking is not proposed.

(10) Review and respond to issues raised in third party submissions.

- On 18th February 2026, the planning authority consented to an extension of time for response until 15th May 2026.
- Further Information response received 15th May 2026. The response was deemed 'significant' and new public notices were advertised.
- Case planner's report of 2nd June 2026 considers the FI response and recommends refusal of permission for two reasons.

3.2.2. Other Technical Reports

- Monoghan Fire Station 10/07/2025 – no objection subject to conditions.
- Roads Section 3/07/2025 – Request Further Information: Traffic and Transport Scoping Study would be of benefit, noting appendix 9 Traffic & Transport Assessment; A Road Safety Audit is to be carried out, noting appendix 10.
- Housing 26/06/2025 – Part V proposals are acceptable – 2 no part V houses have been proposed.
- Road Design Office (public lighting) 01/07/2025 – Public lighting team request further information be submitted. Public Lighting 20/05/2026 – no objection
- Environment 11/07/2025 - located on poor aquifer in area of extreme groundwater vulnerability; ground conditions are suitable for on site infiltration. No objection subject to conditions requiring completed Water Protection Plan be submitted, construction and demolition waste management plan, conditions for management of construction and operational waste, pollution protection measures to protect water bodies.
- MD Engineer 31/07/2025 – no objection subject to conditions:

- Sight distance of 49m in both directions from 2.4m from road edge and 1.05m above ground to nearside road edge, remove hedges / trees on road edge where necessary.
- Discharge of surface water from public road to site to remain unimpeded.
- Surface water to drain on site and no surface water is allowed to flow onto public road.
- Submit stage 1 & 2 Road Safety Audit for access of vehicles and pedestrians to and from N53.
- No development to be over public water services.
- Put in place Traffic Management Plan for construction, implementation of measures for protection of road during construction.
- Cash deposit of €2250 for satisfactory completion of works/ no damage to public road.

3.3. Prescribed Bodies

Transport Infrastructure Ireland

Letter of 25/05/2026 – Rely on planning authority to abide by DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities 2012, subject to:

- The proposed new entrance onto the national road has been subject to Road Safety Audit in accordance with TII publications. Any recommendations should be incorporated as conditions. The developer should be advised that any additional works required as a result of the Road Safety Audit should be funded by the developer.
- Monoghan County Council shall ensure that the access geometry can accommodate turning movements of large vehicles without encroachment onto opposing lane of N53 in interests of road user safety.

Letter of 26/06/2025 – requests planning authority has regard to DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities and relevant TII publications and proposals impacting on light rail to TIIs code.

3.4. Third Party Observations

A number of third party observations were received raising concerns and objecting in relation to the proposed development.

4.0 Planning History

There is no relevant planning history.

5.0 Policy Context

5.1 Development Plan

Monoghan County Development Plan (CDP) 2025-2031 (as varied)

Variation no. 1 – made 6th October 2025 – change of zoning at Annahagh,Monoghan Town

Proposed variation no. 2 – amendments to written statement and zonings / settlement boundaries (including Castleblayney) to give effect to NPF Implementation Housing Growth Requirements Guidelines for planning authorities 2025. Material alterations on display 16th July 2026 to 13th August 2026. Note there is no proposed variation in the current zoning of the subject site.

Under the current CDP:

Site is within the settlement boundary of Castleblayney, Castleblayney is a Tier 2 Strategic town. The objective for these towns is as follows: *To promote and develop the Tier 2 Strategic Towns as prosperous and thriving towns where the principles of environmental, economic and social sustainability including protection of the towns' heritage and natural and built environment are enshrined.* Population projected to increases from 3926 in 2022 to 4673 in 2031.

Castleblayney Town zoning map CYDP1

Site is zoned Proposed Residential B *To facilitate the provision of serviced residential sites and low-density residential development in a structured and co-ordinated manner.*

The principal permitted land use is residential. Development permitted on these lands will be low density residential development or serviced residential sites. However other uses open for consideration include education, nursing homes, creches, health centres, community facilities, and guesthouses provided all such proposals are in keeping with the established built character of the area and do not adversely impact upon the amenity of existing residential properties. Where a landbank in single ownership is zoned for both Proposed Residential A and Proposed Residential B, the location of the low density or serviced site development can be located within any part of the landbank, provided a comprehensive layout for the entire land bank is being proposed and where the equivalent area of 'Proposed Residential B' zoning is not reduced. As the quantum of Proposed Residential B lands has been doubled within the Core Strategy to offer more locational and market choice and to provide an incentive to release these lands for development, only 75% of the Proposed Residential B quantum shall be developed during this plan period.

Single dwellings will be considered on these lands provided they do not compromise the overall objective of comprehensively developing the lands for sustainable urban housing in the future. In such cases the applicant will be required to demonstrate by way of an overall plan for the development of the lands, how the proposed development would not adversely affect the comprehensive development of the lands in the future.

Chapter 3 Housing Strategy

3.17.1 Housing for Older People

The demand for nursing homes and comparable services is anticipated to grow and it is considered that such services should generally be located within the Tier 1, 2 and 3 settlements where public utilities are available and where opportunities for greater social inclusion and integration into the community are available.

Housing Strategy Objectives

HSO 2 To guide urban residential development in a sequential manner outward from the centre of the settlements to maximise the use of existing and future infrastructure

provision, to promote sustainability, to make more efficient use of underutilised lands, and to avoid the extension of services and utilities to more remote areas.

HSO 6 To support the Council in the acquisition of land for the delivery of independent living for older people and those with specialist needs through the provision of purpose-built accommodation.

HSO 9 To encourage and support proposals for new residential developments that offer a range of types, sizes, design and tenures of housing units, such as retirement housing or assisted housing schemes.

HSO 10 To support a range of mixed tenure housing types and forms which provide affordable and accessible housing for people of various ages, abilities, and family sizes, while meeting all planning and environmental considerations, particularly in respect of housing in the rural areas.

HSO 12 To support the development of nursing homes, residential care facilities, and sheltered housing whilst ensuring these facilities are integrated within the communities they serve.

Chapter 12 Castleblayney Town Settlement Plan 2025-2031

CBSO 1 To promote Castleblayney as a prosperous and thriving town where the principles of environmental, economic, and social sustainability including the protection of the town's heritage and natural and built environment are enshrined

Chapter 15 Development Management Standards

DTVP 1 Proposals for development works in towns and villages shall comply with Section 15.2 of the Monaghan County Development Plan 2025-2031.

15.2 New Development in towns and Villages

15.2.2 Compact Urban Centres

The Planning Authority will endeavour to create compact urban centres and establish strong definition for the County's towns and villages by: a) encouraging development to locate within the existing built-up urban area, b) promoting the redevelopment of brownfield sites, c) actively progressing regeneration schemes within the existing inner urban areas, and d) discouraging ribbon development on the approaches to the urban areas and unnecessary development on the urban fringe.

15.2.3 Infill Sites

Development within infill sites must consider the context of the surrounding area and where possible, retain existing features such as building line, height, railings, trees and gateways. Development proposals on sites along streetscapes shall normally provide an active frontage and should continue the established building line. On larger infill sites, new development can have the potential to establish a new pattern of development. Matters such as streetscape, layout, pedestrian permeability, location of car parking and service bays, as well as the amenity of any adjoining buildings must also be considered.

15.2.4 Brownfield Sites

Brownfield sites are classified as any land which has been subjected to building, engineering or other operations excluding temporary uses or urban green spaces. These sites generally comprise of redundant lands and/or buildings. The redevelopment of these sites has the potential to revitalise areas by utilising the capacity of existing social and physical infrastructure and thus shall be encouraged.

15.2.6 Scale and Mass

15.2.8 Building Lines

Within towns and villages of County Monaghan building lines are generally continuous but can be staggered at intervals, which add to the character of the streetscape. Generally, established and existing building lines should be maintained and should minimise visual and physical disruption of the streetscape. Exceptions to this may be where a site specific design demonstrates how it can positively enhance the streetscape.

15.2.9 Roofline

15.2.10 Building Heights and Overshadowing

15.8 Multi-Unit Residential Developments

MURP 1 Proposals for multi-unit residential development shall comply with Section 15.8 to 15.8.6 of the Monaghan County Development Plan 2025-2031.

HDP 1 To require a density of units within multi-unit residential schemes, in accordance with the Sustainable Residential Development and Compact Settlements

Guidelines for Planning Authorities, 2024 and any new or updated/subsequent versions.

LDRP 1 Proposals for low density residential development shall comply with Section 15.8.8 of the Monaghan County Development Plan 2025-2031.

ROSP 1 Proposals for recreational facilities and public open space in multi-unit residential developments shall comply with Section 15.8.12 and Table 15.2 of the Monaghan County Development Plan 2025-2031, unless a relaxation of standards is acceptable in accordance with Section 15.8.14 of the Monaghan County Development Plan 2025-2031.

ROSP 2 Proposals for private open space in multi-unit residential developments shall comply with Section 15.8.13 of the Monaghan County Development Plan 2025-2031, unless a relaxation of standards is acceptable in accordance with Section 15.8.14 of the Monaghan County Development Plan 2025-2031.

15.8.1 Layout

The layout of a residential scheme and how it relates to its surroundings is an essential component to creating a quality environment for a community. New multi-unit residential development shall generally have regard to the following: a) The existing character, street pattern, streetscape and building lines of the area, b) The compatibility of the proposed development with the adjoining buildings, particularly with respect to infill sites, c) The interconnectivity of roads/streets and pedestrian routes so that they are permeable and easy to navigate, d) A layout where roads do not dominate the proposed development, e) A movement pattern that supports walking, cycling, and convenient access to public transport, and includes traffic calming, f) A layout that is well connected and integrated with the surrounding urban area and, where necessary, can provide connecting footpaths and public lighting to existing provision, g) The provision of appropriate buffers along existing and proposed roads to protect the residential amenity of the dwellings, and to protect the visual amenity of the setting of the settlement. The design, scale, form and detailing of the buffer shall be dependent on the likely impact of the road or the development on amenity, h) The creation of active frontage, with corner sites providing dual frontage, i) The avoidance of extensive fencing fronting on to streets and public roads, j) The natural and built heritage features of the site and surrounding area, k)

The presence of watercourses particularly when determining the location and design of public open space and/or linear parks, l) The provision of passive surveillance through design to ensure housing overlooks streets, car parks, open space areas, m) The creation of different urban forms to provide a more varied building line to reduce appearance of suburban layouts, and n) Respect established building lines, particularly on infill development sites.

15.8.2 Orientation and Separation of Dwellings

15.8.3 Shared Spaces/Home Zones

15.8.4 Dwelling Mix

For a residential development to be considered inclusive, it should make provision for housing of different types, sizes and tenures. This provides choice and helps to create a balanced, sustainable community. The provision of a variety of different house types will create visual variety and social dynamic, thereby preventing residential development being homogenous in character. In accordance with the principles of Housing Options for Our Ageing Population – Policy Statement 2019, the Council will promote an age-friendly approach by ensuring that both existing and proposed residential developments are future proofed for an ageing population. In particular, developers will be encouraged to provide single storey dwellings for the elderly, those with impaired mobility, and to facilitate downsizing in all developments. Where the Planning Authority deems appropriate, applicants for residential development should consider the incorporation of units suitable for elderly persons within proposed schemes and consideration should be given to accompanying facilities and materials in line with the age friendly principles taken from the Ten Universal Design Features to include in a Lifetime Adaptable and Age Friendly Home – June 2021, published by Age Friendly Ireland. In private housing schemes, normally a minimum of 10% of housing units shall be 2-bedroom units. The design of new dwellings shall have a high degree of flexibility to allow for adaptability for lifetime housing needs and for those with impaired mobility.

15.8.7 Housing Density

15.8.8 Low Density Residential Development on lands zoned as ‘Proposed Residential B’

An application for low density residential development, including serviced sites, at a maximum density of 15 units per hectare (unless where site-specific circumstances can justify otherwise), will be permitted by the Planning Authority on lands zoned as 'Proposed Residential B'.

15.8.12 Recreational Facilities and Public Open Space

Public open space shall be provided in accordance with the standards set out in the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024), specifically Policy and Objective 5.1 – Public Open Space. In addition to these standards, Table 15.2 outlines the minimum required open space and/or recreational facilities for multi-unit residential developments, according to unit numbers.

15.8.13 Private Open Space

15.8.14 Relaxation of Public and Private Open Space Standards

15.22 General Development Standards

RAP 1 Proposals for all development shall comply with Section 15.22.2 of the Monaghan County Development Plan 2025-2031.

15.22.2 Residential Amenity

All developments must have regard to their potential impact upon the residential amenity of existing and permitted residential land uses in the vicinity of the development. Development which has the potential to detrimentally impact on the residential amenity of properties in the vicinity of the development, by reason of overshadowing, overbearing, overlooking, dominance, emissions (e.g. noise, smell, pollution) or general disturbance, shall be resisted.

5.2 National/Regional Plans/Policies

Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024

5.4 Natural Heritage Designations

The site is in proximity to the following areas designated for natural heritage:

Muckno Lake pNHA is located c 0.17km from the 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

A first party appeal is received. The issues raised are summarised as follows:

Introduction

- Client purchased property with view to developing as age friendly development of single storey houses. There is significant demand for this type of development in rural towns. The land zoned as Proposed Residential B.

Refusal reason no.1

- Planning application and further information: The number of proposed units was reduced from 9 no. units to 7 no. units including 2 no. 3 bed units omitted to reduce the density to 28 units /ha.
- Justification of density: the density is justified as follows:
  - The houses are age friendly single storey properties located beside convenient shops (Londis Castleblayney), Castleblayney Health Centre, St. Mary's church etc with connectivity via footpaths, roadway etc.
  - The aim is to create a small hub / enclave for age friendly people with facilities close by but away from the main busy town centre or more central location.
  - There is a significant demand for this type of dwelling house for older people to downsize and live in a smaller house in a secure environment.

- The development is at the lower end of the density range required by the Sustainable Residential Development Guidelines for planning authorities 2024.
- The proximity to services and infrastructure including easy walking distance to shops, bus stops, church etc.
- Downsizing which frees up family homes.
- Sustainable transport – by concentrating people in the areas service by public transport, walking, cycling routes etc the need for private car is reduced.
- Existing serviced land – The site benefits from existing sewerage and watermain serving the area.
- The small site with quality designed units creates a safe neighbourhood which will support local shops and community facilities and will enhance the overall character of the area. The units are for older people and higher densities create a safer environment.
- There is an existing similar density development close by on the opposite side of the road (Connabury Hill).

<u>Refusal reason no.2</u>

- Building line - At FI stage the site layout changed to facilitate the lower density and proposed buildings to be within the building line. The proposal is behind the building line. The building line is not clear in this urban location given the set back of each dwelling house / building is different.
- Proximity to neighbouring development and overbearing:
  - The proposal is single storey dwelling houses that are laid out to follow the contours of the existing site. The houses are single storey so there can be no overlooking.
  - The proposed finished levels, house orientation, boundary walls, existing mature trees and existing buildings on site boundaries ensure that there is no significant overbearing impact.

- Maximum ridge height of dwellings is 5.7m, proposed boundary walls 2m height. There are existing boundary walls on site in excess of 2m to east with trees in excess of 5-6m on neighbouring property. There is no overbearing impact.
- Existing boundary to north includes existing shed on adjoining property in excess of 6m with eaves 4m. Existing timber fence will be replaced with 2m wall. The proposed house is in excess of 1.5m below the existing house. There will be no overbearing impact.
- There will be no overbearing impact on the GAA facility.
- There will be no overlooking impacts from single storey houses.

Conclusion

- There is housing shortage and this proposal will meet local housing requirements on zoned land.
- Monoghan County Council singed up to become an Age Friendly County in 2011. There is no record of any age friendly developments being submitted or approved.
- The application should be granted in the interest of consistency and proper planning and sustainable development.

7.2. **Planning Authority Response**

None

7.3. **Observations**

None

8.0 Assessment

8.1. Having examined the application details and all other documentation on file, including all submissions received in relation to the appeal and inspected the site and having regard to relevant policies and guidance, I consider that the main issues in the appeal are as follows:

- Principle of development
- Density and impact on character of area
- Design (building line) and residential amenity
- Other issues

8.2. **Principle of development**

8.2.1. Under the Monoghan County Development Plan (CDP) 2025-2031, the site is located on land zoned Proposed Residential B 'to facilitate the provision of serviced residential sites and low density residential development in a structured and co-ordinated manner'. The planning authority is satisfied that the proposal is acceptable in principle having regard to the zoning objective and core strategy. I am satisfied that the proposal to construct a multi house development on residential zoned land is acceptable in principle.

8.2.2. The CDP contains objectives to support the development of housing for older people within tier 1,2 and 3 settlements where opportunities for social integration in the community is available (section 3.17.1, HSO12) and to support a mix of housing types to provide affordable and accessible housing for people of all ages, abilities and family sizes including specific provisions to promote age friendly developments (HSO10, HSO6, HSO9, section 15.8.4). The proposal to provide a group of small accessible houses, designed to meet needs of older people, located within a tier 2 settlement and at a site within the built up area served by existing footpaths and within easy walk of existing services and facilities is in accordance with these objectives.

8.3. **Density and impact on character of area**

8.3.1. The planning authority refused permission for reason no. 1 which states that the proposed development is contrary to policy LDRP1 and section 15.8.8 of the CDP which sets out that residential development on lands zoned Proposed Residential B shall be low density and that the proposed development is considered to be excessive density and contrary to the established character and pattern of development in the area.

8.3.2. The Proposed Residential zoning objective states that development permitted on these lands will be low density residential use. Objective LDRP1 states that

proposals for low density residential development shall comply with section 15.8.8 of the CDP. Section 15.8.8 states that an application for low density residential development at a maximum density of 15 units per hectare (unless where site-specific circumstances can justify otherwise) will be permitted by the planning authority on lands zoned Proposed Residential B.

8.3.3. Objective HDP1 is to require a density of units within multi unit residential schemes in accordance with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024.

8.3.4. It is proposed to construct 7 units on a site of 0.25ha (as submitted at further information stage). The density of the proposed development is 28 units per hectare. This is in excess of the 15/ha limit however can be considered where justified.

8.3.5. In considering the suitability of the site for the proposed density, regard can be paid to the Sustainable and Compact Settlements Guidelines for planning authorities.

8.3.6. The site is located within the settlement boundary of Castleblayney, designated under the CDP as a tier 2 Strategic Town. Under the Guidelines, 'small and medium sized towns (1500-5000 population)' are prioritised for measures including protecting and enhancing character, amenity, natural heritage, biodiversity and environmental quality and to realise opportunities for re use and intensification of brownfield and infill development.

8.3.7. The site has been previously developed and is therefore a brownfield site. The site is within the existing built up area and is also a form of infill site. The redevelopment of the site is in accordance with the priority of the Guidelines to re use brownfield and infill sites and is in accordance with higher order strategic provisions of the CDP to promote the redevelopment of brownfield and infill sites (section 15.2.2, section 15.2.3, section 15.2.4).

8.3.8. Under the Guidelines, the edge of small/medium towns are the lower density housing areas constructed around the centre. The site is within this category. It is a policy and objective of the Guidelines that densities in the range 25dph to 40dph (net) shall generally be applied at the edge of small to medium sized towns. The density of the proposed development is within this range for lower density housing and is as per the Guidelines.

8.3.9. Having regard to the accessibility criteria of table 3.8, I consider that the site is in a 'peripheral' location. The Guidelines state that whilst densities within the ranges set out will be acceptable, planning authorities should encourage densities below the mid density range at peripheral locations. The proposed density of the site is below the mid range and is as per the Guidelines.

8.3.10. The Guidelines indicate that density can further be refined having regard to design of the scheme and impact on the local character, amenity and natural environment.

8.3.11. This is a prominent site near the N53/R938 junction and has a wide frontage to the road. There are no environmental or built heritage constraints on the site. The site is located within an area that has a mixed grain of buildings and development types ranging from the single detached dwellings and community buildings and pitches at Castlelayney Faughs site immediately adjoining the site to multi house development at Church Heath to the east and semi detached multi unit developments at Connabury Hill located c180m from the site. It is proposed to construct a terrace of 7 single storey two bed 78sqm dwellings accessed by shared entrance and roadway and fronting onto open space located between the dwellings and road with new set back roadside boundary marked by hedge. I note the Guidelines state the following: "*While it is not necessary to replicate the scale and mass of existing buildings, as most urban areas have significant capacity to accommodate change, it will be necessary to respond in a positive and proportionate way to the receiving context through site responsive design".* Having regard to the mix of development types in the area and the proposed design including the small size and mass of the houses, the low rise height and traditional design of the proposed buildings including the overall layout of buildings, car parking, access road and entrance and open space including boundary treatment, I am satisfied that the proposed development can be accommodated without appearing at odds with the surrounding area and that the proposed redevelopment will improve the streetscape. I am satisfied that the proposed development will not adversely impact on the local character, visual amenity or environment of this area.

8.3.12. The proposed density of 28/ha is an appropriate density for the site. The density is in accordance with the recommended densities set out in the Sustainable and Compact Settlements Guidelines. Under these Guidelines the proposed density is a low density form. The proposed development of the site will allow for the re use and

intensification of a small brownfield site located within the built up area and with access to existing roads / footpath network and existing public water services.

8.3.13. Section 15.8.8 of the CDP allows for densities to exceed the 15/ha limit where site specific circumstances can justify otherwise. I am satisfied having regard to the nature and location of the proposed development, that the proposed density of 28 units/ha is justified. I am therefore satisfied that the proposal complies with section 15.8.8 and is therefore in accordance with objective LDRP1 and is in accordance with the zoning objective for the land.

8.4. **Design (building line) and residential amenity**

8.4.1. The planning authority refused permission for reason no. 2 which states that the proposed development is contrary to policy RAP1/ section 15.22.2 of the CDP by virtue of building line and proximity to neighbouring development and is considered to be of poor layout / design resulting in overbearing impacts and which is injurious to residential amenity.

8.4.2. Objective RAP1 states that proposals for all development shall comply with section 15.22.2 of the CDP. Section 15.22.2 states all development must have regard to potential impact on residential amenity of existing and permitted residential land uses in the vicinity and that development with potential detrimental impacts by reason of overshadowing, overbearing, overlooking, dominance, emissions or general disturbance shall be resisted.

8.4.3. The development is adjoined by existing residential properties to northwestern and eastern boundaries. These properties are single detached dwellings on large sites. Having reviewed the planning authority's planning application database, there is no record of recent permissions for further planned development on the adjoining sites.

8.4.4. The proposal is for the construction of single storey dwellings with maximum ground to ridge height of 5.75m. The units are traditional suburban design with pitched roof. The terrace is set back from the northern rear boundary by c 3.5-4.5m, to eastern boundary by c 1-3m and to western roadside boundary by c 5-9.7m. The front elevation of unit no. 1 is 7.1m from the road and the front elevation of unit no. 7 is c35m from the road.

8.4.5. <u>Building line</u>

8.4.6. Section 15.2.8 of the CDP states that generally existing building lines should be maintained to minimise visual and physical disruption to the street and exceptions to this may be where a site specific design demonstrates it can positively enhance the streetscape. Section 15.8.1 sets out guidance in relation to layout and indicates that respect should be paid to established building lines of the area whilst also allows for the creation of different urban forms to provide varied building line and provides guidance on buffers, frontage and surveillance.

8.4.7. Due to the mix of housing types along this N53 road, there is a mix of building lines along either side of the road. The dwellings adjoining the rear northwestern boundary and eastern boundary have differing orientations relative to the site and differing setback distances from the roadside boundary resulting in differing building lines.

8.4.8. The proposed dwellings are located in line with the rear site boundary and oriented to face the road. This layout makes efficient use of the site, allows for public open space along the road frontage and allows for surveillance of the open space and road. The site with wide road frontage and capacity for multiple units has capacity to allow for a differing urban form. The proposed dwellings are all set back behind the building line of the eastern house. Unit 1 projects beyond the building line of the adjoining northwestern house however is still set back from the roadside boundary and provides for the staggering of footprints near the junction. The proposed units are all single storey and this low rise building form reduces the visual dominance of the buildings in the area. Having regard to the single storey height of the buildings, the proposed setback from the road, configuration of the site boundaries and its juxtaposition relative to the northern and eastern properties which have differing orientations and setbacks from the road, it is considered that the proposed building line is acceptable and can be accommodated in this area without adversely impacting on the visual amenities of the area.

8.4.9. The CDP provisions allow for some flexibility in determining appropriate building lines. It is considered that the proposed building line is justified and that it provides for the amenity of the area.

8.4.10. <u>Residential amenity</u>

8.4.11. Having regard to the single storey design, setbacks to boundaries and the overall scale and mass of the buildings, I do not consider that the development will be visually intrusive or have an overbearing impact on the adjoining properties.

8.4.12. Having regard to the single storey design, there will be no overlooking of adjoining properties.

8.4.13. Having regard to the single storey design, the height of the buildings, setback to boundaries, orientation and to the location and extent of private open space on the adjoining residential properties, I do not consider that the proposed development will result in significant overshadowing of adjoining properties.

8.4.14. Having regard to the residential domestic nature of the proposed development including the modest scale and size of the development, I do not consider that the development will result in emissions or disturbance that would adversely impact on the amenity or environmental quality of the area.

8.4.15. I am satisfied that the proposed development is designed so that there will be no significant adverse impact on the residential amenity of the surrounding properties. I am satisfied that the proposed development satisfies the requirements of RAP1 and section 15.22.2 of the CDP.

8.5. **Other issues**

8.5.1. Public open space (potential new issue)

8.5.2. Section 15.8.12 of the CDP states that public open space shall be provided in accordance with the Sustainable Residential and Compact Settlements Guidelines.

8.5.3. Policy and objective 5.1 of the Guidelines relate to public open space. It states that the requirement in the development plan shall be for public open space provision of not less than a minimum of 10% of net site area and not more than a minimum of 15% of net site area save in exceptional circumstances.

8.5.4. Excluding areas of public open space that are too narrow for functional use or land designated road reserve behind the proposed main front hedge line, I consider that approximately 480sqm of the site is in public open space, equating to 19% overall site.

8.5.5. Having regard to the configuration of the site including wide frontage at a prominent site, the proposed open space will benefit the residential and visual amenity of the

scheme. The units, being for older people are small with a small building footprint. The rear private open space is in accordance with the minimum requirements of section 15.8.13 of the CDP and SPPR2 (minimum private open space standards) of the Sustainable and Compact Settlements Guidelines. Provision of the minimum private amenity space is satisfactory noting the mobility and accessibility needs of older people. Each unit is provided car parking of 2 spaces and there is additional visitor parking available. This is the maximum allowed for at peripheral sites as per SPPR3 (car parking). The design features of the scheme means that there is a large area left over for public open space in excess of the 10-15% target. Having regard to the circumstances of the proposed development, I am satisfied that the quantum of public open space is justified in this instance.

8.5.6. Roads

8.5.7. The TII submission of 25/05/2026 recommends that works required by the submitted Road Safety Audit be carried out and that the entrance design accommodates large vehicles without interference of N53. Should permission be granted, these issues can be addressed by condition.

9.0 AA Screening

9.1. 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 located c 25km from the closest Natura 2000 sites.

There are no surface water connections between the site and the Natura 2000 site network.

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:

- lack of hydrological or ecological connection to the Natura 2000 site network,
- distance to Natura 2000 sites.

I conclude on the basis of objective information, that the proposed development would not have a likely significant effect on any European site either alone or in combination with other plans or projects.

Likely significant effects are excluded and therefore Appropriate Assessment under section 177V of the Planning and Development Act 2000 is not required.

10.0 Water Framework Directive

10.1. An assessment of the proposed development has been undertaken in accordance with Article 4 of the EU Water Framework Directive (2000/60/EC), as transposed by the European Communities (Water Policy) Regulations 2003, as amended, and with regard to the Water Action Plan 2024: A River Basin Management Plan for Ireland.

The receiving water environment has been identified and assessed, see attached appendix. Having regard to the nature, scale, and location of the proposed development, and the mitigation measures, proposed and as conditioned, it is concluded that the proposed development will not:

- result in deterioration of the ecological, chemical, or quantitative status of any relevant surface water or groundwater body;
- increase pollutant loading or alter the hydrological regime of any receiving watercourse;
- prevent or impede achievement of environmental objectives under the applicable River Basin Management Plan.

Any residual risks are capable of being addressed through mitigation conditions.

The proposed development is considered to be in compliance with the requirements of Article 4 of the Water Framework Directive.

11.0 Recommendation

11.1. I recommend permission be granted.

12.0 Reasons and Considerations

Having regard to the location of the subject site on lands zoned as 'Proposed Residential B' in the Castleblayney town plan in the Monoghan County Development Plan 2025-2031, the provisions of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities and the nature, scale and design of the proposed development and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would be an appropriate density of development, would not seriously injure the visual and residential amenities of the area or property in the vicinity and would be acceptable in terms of traffic safety and convenience and would not be prejudicial to public health. 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 15th May 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 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	Prior to the commencement of development the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.

	Reason: In the interest of public health and to ensure adequate water/wastewater facilities.
3	(a) The internal road network serving the proposed development including turning bays, junctions, parking areas, footpaths, and kerbs shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS). (b) Prior to commencement of development final drawings and details shall be submitted showing: (i) The entrance designed to accommodate the turning movements of large vehicles, without vehicles encroaching onto opposing lane of N53. (ii) Full visibility shall be made available for 49 metres on either side of the entrance from a point 2.4metres back in from the edge of the road carriageway over a height of 1.05 metres above road level. Reason: In the interest of amenity and of traffic and pedestrian safety.
4	Post construction, the developer shall submit a Stage 3 Road Safety Audit for the development prepared in accordance with TII Road Safety Audit Standards Publication and shall submit this for the written agreement of the planning authority. Where the audit identifies the need for remedial works, design details shall be submitted to and agreed in writing with the planning authority. The developer shall carry out all necessary works in accordance with the agreed design. The development shall not be brought into operational use until all works have been carried out to the written satisfaction of the planning authority. Reason: In the interest of traffic safety and orderly development.

5	Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services. Reason: In the interest of public health.
6	Silt traps shall be provided on all surface water drainage channels. Details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Reason: To prevent water pollution.
7	(a) All foul sewage and soiled water shall be discharged to the public foul sewer. (b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system or soakpits. Reason: In the interest of public health.
8	Public lighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development. Such lighting shall be provided prior to the making available for occupation of any residential unit. Reason: In the interest of amenity and public safety.
9	The areas of public open space shown on the lodged plans shall be reserved for such use and shall be levelled, soiled, seeded, and landscaped in accordance with the detailed requirements of the planning authority. This work shall be completed before any of the dwellings are made available for

	occupation unless otherwise agreed with the planning authority and shall be maintained as public open space by the developer until taken in charge by the local authority. Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.
10	The landscaping scheme shown on Site Layout Plan drawing number PP002, as submitted to the planning authority on the 15th May 2026 shall be carried out within the first planting season following substantial completion of external construction works. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority. Reason: In the interest of residential and visual amenity.
11	The following shall be submitted to and agreed in writing with the planning authority prior to commencement of development: (a) A scheme indicating boundary treatments. The scheme shall include a colour coded layout drawing indicating existing and proposed boundaries and elevation / section drawings showing materials and finishes. (b) Drawings of the proposed bin storage units. Reason: In order to screen the development, in the interest of visual amenity.

12	Details of the materials, colours and textures of all the external finishes to the proposed dwellings/structures/buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.
13	All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. Reason: In the interests of visual and residential amenity.
14	All of the in-curtilage car parking spaces serving residential units shall be provided with electric connections to the exterior of the houses to allow for the provision of future electric vehicle charging points. Reason: In the interest of sustainable transportation.
15	Proposals for an estate/street name, house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s). Reason: In the interest of urban legibility.
16	Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 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.
17	The development hereby permitted shall be carried out and completed at least to the construction standards as set out in the planning authority's Taking In Charge Standards. In the absence of specific local standards, the standards as set out in the 'Recommendations for Site Development Works for Housing Areas' issued by the Department of the Environment and Local Government in November 1998. Following completion, the development shall be maintained by the developer, in compliance with these standards, until taken in charge by the planning authority. Reason: To ensure that the development is carried out and completed to an acceptable standard of construction.
18	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.
19	The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of

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

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

	Reason: In the interest of amenities, public health and safety and environmental protection
20	Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the transfer of a percentage of the land, to be agreed with the planning authority, in accordance with the requirements of section 94(4) and section 96(2) and 96(3)(a), (Part V) of the Planning and Development Act 2000, as amended, and/or the provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination. Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.
21	(a) Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all relevant residential units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

	(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each of the residential units for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing. (c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit. Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.
22	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 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.
23	Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination. Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

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.

Aisling Mac Namara
Planning Inspector

5th October 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	501630
Proposed Development Summary	As submitted at FI stage: Construction a 7 age friendly single storey houses and all associated site works
Development Address	Connabury, Castleblayney, Co. Monaghan.
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)**	Schedule 5, Part 2, 10 (b) (i) Construction of more than 500 dwelling units 10 (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

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 ☐	Screening Determination required (Complete Form 3
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	501630
Proposed Development Summary	As submitted at FI stage: Construction a 7 age friendly single storey houses and all associated site works.
Development Address	Connabury, Castleblayney, Co. Monaghan.
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 development has a modest footprint, a standalone project, does not require significant demolition works, 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, 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).	The development is situated within an established settlement. The development is separated from sensitive natural habitats and designated sites. No built heritage on the site.

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 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 effects on the environment.	**EIA is not required.**

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)

Appendix 3: Water Framework Directive Screening

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
ACP ref. no.	501630	**Townland, address**	Connabury, Castleblayney, Co. Monaghan.
Description of project		As submitted at FI stage: Construction a 7 age friendly single storey houses and all associated site works.	
Brief site description, relevant to WFD Screening		No surface water bodies on site. There are no surface hydrological pathways to rivers, lakes etc	
Proposed surface water details		soakpit	
Proposed water supply source & available capacity		Existing connection public mains Applicant has submitted Uisce Eireann Confirmation of Feasibility dated 12 June 2025 for 9 no. units at Connabury. Water connection is feasible without infrastructure upgrades. There are private water service pipes running through the site. In accordance with UE requirements, diversions/ wayleaves can be undertaken.	
Proposed wastewater treatment system & available capacity		New public sewer Castleblayney UWWT agglomeration – 'Amber' potential spare capacity (UE Capacity Register, April 2026). The 2024 Annual Environmental Report for the Castleblayney wastewater treatment plant states that the plant is non compliant with ELVs (ammonia and phosphorus). It states that	

	this is due to inadequate operational procedures / training. The 2026 EPA Priorities Areas List states that improvements have been completed. The AEP states that capacity will not be exceeded in the next three years. The AEP states the following: *The discharge from the wastewater treatment plant does not have an observable impact on the water quality. The discharge from the wastewater treatment plant does not have an observable negative impact on the Water Framework Directive status.* Applicant has submitted Uisce Eireann Confirmation of Feasibility dated 12 June 2025 for 9 no. units at Connabury.. Wastewater connection is feasible without infrastructure upgrade.
Other issues	

Step 2: Identification of relevant water bodies and Step 3: S-P-R connection

Identified water body	**Water body name(s) (code)**	**WFD status**	**Risk of not achieving WFD Objective e.g.at risk, review, not at risk**	**Identified pressures on that water body**	**Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)** **Consider all phases**	**Mitigation measures proposed**	**Is mitigation sufficient? Wil there be any residual impacts?**

Ground	Louth (protected area)	good	Not at risk	-	Construction stage Direct to ground	Best construction practice	Mitigation satisfactory
					Operational stage on site disposal Direct to ground	On site disposal soakaway to BRE 365 standard Siltrap (condition)	Mitigation satisfactory.
Lake	Muckno (protected area)	Moderate	At risk	Urban wastewater	Operational – connection to public sewer network and Castleblayney WWTP	See above. The WWTP has capacity for the development. A significant adverse impact on receiving water bodies is not likely.	n/a