Inspector's Report
PL-501821-KY-26

Development	Construct dwelling, domestic garage, aeration unit and soil polishing filter.
Location	Reaboy, Gneeveguilla, Rathmore, Co. Kerry
Planning Authority	Kerry County Council
Planning Authority Reg. Ref.	2660167
Applicant(s)	Cathriona Collins & Richard Dilworth
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Tom Curran
Observer(s)	None
Date of Site Inspection	5th October 2026
Inspector	Irené McCormack

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1.0 Site Location and Description

1.1.1. The appeal site is located in the rural townland of Reaboy, Co. Kerry c. 4.3km southwest of Ballydesmond, Co. Cork.

1.1.2. The site is accessed via a minor local road (cul-de-sac). The access road serves a number of residential properties and farmland.

1.1.3. The appeal site rises to the north away from the access point and is surrounded on all side by agricultural lands. The eastern and southern (roadside) boundary consist of mature hedgerow. The stated site area is 0.238ha.

2.0 Proposed Development

2.1. The application comprises:

- Permission to construct a new dwelling house and domestic garage and to install mechanical aeration unit and soil polishing filter.

2.2. Water supply is proposed via a private well.

2.3. The proposed dwelling has a floor area of 249.1sqm with a maximum ridge height of 7.63m. The proposed garage has a floor area of 46.7sqm.

3.0 Planning Authority Decision

3.1. Decision

By Order dated 20th July 2026, Kerry County Council issued notification of a decision to GRANT permission for the proposed development subject to 14 no. conditions

3.1.1. Conditions

Condition no. 3 relates to occupancy

Condition no. 4 states that the house shall be uses as a permanent private residence and shall not be used for holiday letting.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Planning Report notes:

- No negative visual impacts associated with the proposed development.
- Further information was requested with regards to effluent disposal. RFI

response deemed acceptable,

- The Planning Dept was satisfied with the applicant's compliance with the Rural Settlement Policy.
- It is set out that third party comments raised were duly noted and taken into consideration in the assessment.
- Recommendation to grant planning permission.

3.2.2. Other Technical Reports

Site Assessment Unit, Environment Dept (16th July 2026) – No objection following receipt of further information subject to conditions.

3.3. **Prescribed Bodies**

Uisce Eireann (26th March 2026) - The applicant has not included a proposal for a new water / wastewater connection in this planning application. Furthermore, it is anticipated that there will be no adverse impact on any assets or sources belonging to Uisce Éireann. Includes conditions where connect to UE services are required.

3.4. **Third Party Observations**

The PA report notes 1 no. submission received. The following issues were raised:

• Compliance with the Rural Settlement Policy.

• Excessive size and negative visual impact.

• Overlooking and interference with residential amenities.

• Legal rights to access site.

• Flooding risk concerns.

• Potential damage to existing access road.

• Suitability of access road to serve proposed development.

• Electricity connection.

4.0 Planning History

None

5.0 Policy Context

5.1 Development Plan

Kerry County Development Plan 2022-2028

The site is located in an area designated as 'Rural Areas under Urban Influence' under Section 5.5 Rural Housing of the Plan. In this regard, Objective KCDP 5-15 states:

"*In Rural Areas under Urban Influence applicants shall satisfy the Planning Authority that their proposal constitutes an exceptional rural generated housing need based on their social (including lifelong or life limiting) and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:*

a) *Farmers, including their sons and daughters or a favoured niece/nephew where a farmer has no family of their own who wish to build a first home for their permanent residence on the family farm.*
b) *Persons taking over the ownership and running of a farm on a full-time basis, who wish to build a first home on the farm for their permanent residence, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.*
c) *Other persons working full-time in farming or the marine sector for a period of over seven years, in the local rural area where they work and in which they propose to build a first home for their permanent residence.*
d) *Persons who have spent a substantial period of their lives (i.e., over seven years), living in the local rural area in which they propose to build a first home for their permanent residence.*
e) *Persons who have spent a substantial period of their lives (i.e., over seven years), living in the local rural area in which they propose to build a first home for their permanent occupation and currently live with a lifelong or life limiting condition and can clearly demonstrate that the need to live adjacent to immediate family is both necessary and beneficial in their endeavours to live a full and confident life whilst managing such a condition and can further demonstrate that the requirement to live in such a location will facilitate a necessary process of advanced care planning by the applicants immediate family who reside in close proximity.*

   Preference shall be given to renovation/restoration/alteration/extension of existing dwellings on the landholding before consideration to the construction of a new house."

Other relevant rural housing objectives

- KCDP 5-19 Ensure that the provision of rural housing will not affect the landscape, natural and built heritage, economic assets, and the environment of the county.
- KCDP 5-20 Ensure that all permitted residential development in rural areas is for use as a primary permanent place of residence and subject to the inclusion of an Occupancy Clause for a period of 7 years.
- KCDP 5-21 Ensure that all developments are in compliance with normal planning criteria and environmental protection considerations.
- KCDP 5-22 Ensure that the design of housing in rural areas comply with the Building a house in Rural Kerry Design Guidelines 2009 or any update of the guidelines

11.6.2 relates to Landscape Sensitivity

The Plan establishes that 'It is important that development in all areas be integrated into its surroundings in order to minimise the effect on the landscape and to maximise the potential for development. Development in areas outside of designated areas, should, in their designs take account of the topography, vegetation, existing boundaries and features of the area. Permission will not be granted for development which cannot be integrated into its surroundings.'

Objective KCDP 11-77: Protect the landscapes of the County as a major economic asset and an invaluable amenity which contributes to the quality of people's lives.

Objective KCDP 11-78: Protect the landscapes of the County by ensuring that any new developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of their area. Any development which could unduly impact upon such landscapes will not be permitted

Section 11.6.3 relates to development in designated landscapes.

- The site is not located within a designated Visually Sensitive Area

Section 11.6.3.2 Rural General

- Rural landscapes within this designation generally have a higher capacity to absorb development than visually sensitive landscapes. Notwithstanding the higher capacity of these areas to absorb development, it is important that proposals are designated to integrate into their surroundings in order to

minimise the effect on the landscape and to maximise the potential for development. Proposed developments should, in their designs, take account of the topography, vegetation, existing boundaries and features of the area. Permission will not be granted for development which cannot be integrated into its surroundings.

5.1. Relevant National or Regional Policy / Ministerial Guidelines

5.1.1. National Planning Framework (First Revision) April 2025

National Policy Objective 28 Ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere:

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

5.1.2. Sustainable Rural Housing Guidelines for Planning Authorities (2005)

- These guidelines differentiate between urban generated housing and rural generated housing and directs urban generated housing to town and cities and lands zoned for such development.
- 3.2.3 Rural Generated Housing

Development plans in defining persons considered as constituting those with rural generated housing needs, should avoid being so prescriptive as to end up with a very rigid development control system.

Includes a broad framework of categories, including Persons who are an intrinsic part of the rural community.

5.1.3. Climate Action Plan (2025) and National Biodiversity Action Plan (NBAP) 2023-2030.

5.1.4. Our Rural Future Rural Development Policy 2021-2025

5.2. Natural Heritage Designations

The proposed development is not located within or immediately adjacent to any European Site. The closest Natura 2000 sites are the Special Area of Conservation: Blackwater River (Cork/Waterford) SAC (002170) located c.2.25km to the east of the site and Special Protection Areas: Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA (004161) c.3.2km to the north of the site.

5.3. EIA Screening

The proposed development has been subject to preliminary examination for environmental impact assessment, please refer to Appendix 1: Form 1 and Form 2 of this report. Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required

6.0 The Appeal

6.1. Grounds of Appeal

- Concern is raised that the access road to the site has never been maintained by Kerry County Council. It is set out that it is not a public road, is poorly constructed to withstand construction traffic, extra residential traffic etc and is only 3m in width.
- It is set out that as the road has not been taken in charge there will be no public responsibility for its upkeep and the additional traffic generated by the development will rapidly deteriorate the surface and this will be a burden on existing residents in Reaboy.
- The applicant has not demonstrated a legal right of access to this private agricultural track. Her family home is located adjacent to the public section of the road.
- Reference to unsolicited FI stating the electricity poles are on the opposite side of the road of the nearest dwelling (that being the appellants home). Theses poles

are Eircom poles and as such demonstrate lack of local knowledge.

- Waste collection currently stops 600m from the proposed development site. This demonstrates that the track is not suitable for larger service vehicles or the development would increase pressure for large vehicles including emergency vehicles to use a narrow private track not designated or maintained for such traffic.

6.2. Applicant Response

The applicant's response notes the decision of the PA and sets out that they are fully committed to adhering to the conditions as set out in the notification to grant planning permission.

6.3. Planning Authority Response

None

6.4. Observations

None

7.0 Assessment

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

- Principe of Development
- Access Arrangements
- Other Matters

7.2. Principe of Development

Proposed Development

7.2.1. The proposed dwelling reflects a contemporary take on traditional rural forms and includes a distinctive single storey element to the front with a larger two storey element to the rear and side. The proposed dwelling has a floor area of 249.1sqm with a maximum ridge height of 7.63m. In addition, it is proposed to construct a detached domestic garage with a floor area of 46.7sqm. The site rises gently in a northerly

direction away form the site entrance and I am satisfied that the proposed design combined with additional site screening will adequately assimilate into the rural environment at this location and in accordance with the KCDP 2022-2028 including Objective KCDP 11-78 to 'Protect the landscapes of the County by ensuring that any new developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of their area..'

Housing Need

7.2.2. The site is located in an area designated as 'Rural Areas under Urban Influence' under Section 5.5 Rural Housing of the Plan. While housing need was not raised by the appellant, the Commission will note that the applicant is acquiring the site from her uncle, she is from the local area, her family home is c. 420m to the east of the site on the same local road serving the appeal site. Therefore, the applicant satisfies housing needs in accordance with Objective KCDP 5-15 of the KCCDP. The PA raised no concerns in this regard.

7.2.3. I am satisfied that the principle of development is acceptable subject to detailed consideration below. In addition, I am satisfied that this approach is consistent with National Policy Objective 28 to 'facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements'

7.3. **Access Arrangements**

7.3.1. The primary concern raised by the third party relates to the access road serving the site. Concern is raised that the access road to the site has never been maintained by Kerry County Council. It is set out that it is not a public road, is poorly constructed to withstand construction traffic, extra residential traffic etc. and is only 3m in width. The third party argue that the applicant has not demonstrated a legal right of access to this private agricultural track. Her family home is located adjacent to the public section of the road.

7.3.2. In the first instance it is unclear if the third party is referring to the entirety of the cul-de-sac or to the stretch of road immediately fronting the site. In any case no evidence that the access road serving the front of the site is a private roadway has been

submitted and it is proposed to access the site via an existing field gate serving the landholding (in this case the applicant's uncle). Therefore, the lands have an established access at this location. Furthermore, site inspection determined that the carriageway was similar in width and road surface to the rest of the cul-de-sac and any grass growth in the centre of the road would appear be from the fact that this section of the road is utilised less with the nearest dwelling located c. 47 to the east of the site and therefore unlikely to be traversed daily.

7.3.3. In any case, while the access road serving the cul-de-sac is a narrow single lane roadway, this roadway serves a number of residential properties including the applicant's family home. The access road including the stretch fronting the site appeared to be in reasonable condition devoid of any significant road damage and/or potholes. Furthermore, the Commission will note that the PA raised no concerns as regards site access and/or the public status of the road nor did they query the first party's legal right of way to access the site. On this basis and having regard to the number of properties currently utilising the roadway, I am satisfied that the primary access route to the site is used daily by the public and there is no evidence suggest that the road including the stretch fronting the site is in private ownership, therefore am satisfied that the proposed access to the site via the existing road network is acceptable.

7.3.4. Regarding concerns raised about the on-going maintenance and future repairs to the road, this is not a matter that the applicant can control and it would appear based on the PA assessment that they consider the road to be a public road and therefore maintenance and repair works are the responsibility of Kerry County Council.

7.3.5. With regards to concerns that the width of the road cannot accommodate construction traffic. The construction of a dwellinghouse in not uncommon on rural roads such as this and there is sufficient width, in my opinion, for larger vehicles to access the site and where two vehicles meet along the road various points where one could stop and allow the other to pass. Furthermore, construction work will be temporary, and any disruption will be for a limit time only.

7.3.6. Regarding the increase in traffic generated by the proposed dwelling, I do not consider the additional traffic generated by a single dwelling house would constitute significant traffic on this local road and I have no concerns in this regard.

7.3.7. With reference to the waste collection and the fact that the waste truck currently stops 600m from the proposed development site, the Commission will note that the management and disposal of waste generated in a safe and sustainable manner is a matter for the applicant.

7.3.8. Overall, I am satisfied that access to the site can be accommodate on the existing cul-de-sac. No traffic safety concerns were raised by the PA and adequate sightlines can be achieved at the proposed entrance.

7.4. Other Matters

7.4.1. The third party makes reference to reference to unsolicited FI stating the electricity poles are on the opposite side of the road of the nearest dwelling (that being the third party's home). The third-party states that theses poles are Eircom poles and not ESB poles and as such demonstrate lack of local knowledge.

7.4.2. While I note the point raised by the third party, as stated above the applicant is local to the area and on the basis of the number of existing houses already along the cul-de-sac, it is clear that infrastructure services are available in the vicinity including electricity and telecommunications services. Furthermore, as the Commission will note that the site will be served by an on-site wastewater treatment system and a private well which the PA have deemed satisfactory.

8.0 AA Screening

8.1. I have considered the appeal in light of the requirements of Section 177U of the Planning and Development Act 2000, as amended. The closest Natura 2000 sites are the Special Area of Conservation: Blackwater River (Cork/Waterford) SAC (002170) located c.2.25km to the east of the site and Special Protection Areas: Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA (004161) c.3.2km to the north of the site.

8.2. Having considered the nature, scale and location of the proposed development, I am satisfied that it can be eliminated from further assessment as it could not have any effect on a European Site. The reason for this conclusion is as follows:

- The nature and extent of the proposed development.
- The distance to the nearest European Site.

8.3. 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.

8.4. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) under Section 177V of the Planning and Development Act 2000 is not required.

9.0 Water Framework Directive

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

9.2. Having considered the nature, scale, and location of the proposed development including connection to public water and wastewater infrastructure, it is concluded that the proposal will not result in any risk of deterioration in the status of any water body, including surface waters (rivers and lakes), groundwater, transitional waters, or coastal waters. This applies to both qualitative and quantitative status, and in respect of temporary and permanent effects.

9.3. In addition, the proposed development will not adversely affect the achievement of established environmental objectives, including the protection, maintenance, and improvement of water body status, as required under the Directive.

Accordingly, the proposed development is considered to be compliant with the requirements of Article 4

10.0 Recommendation

I recommend that planning permission is granted for the proposed development in accordance with the following reasons and considerations.

11.0 Reasons and Considerations

Having regard to Objective KCDP 5-15 '*Rural Areas under Urban Influence'* and development standards of the Kerry County Development Plan 2022-2028, specifically to KCDP 5-22 to ensure that the design of housing in rural areas comply with the Building a house in Rural Kerry Design Guidelines 2009 or any update of the guidelines and Section 11.6.3.2 *Rural General* and Objectives KCDP 11-77 and KCDP 11-78, as they relate to the nature, scale and design of proposed development

relative to landscape context, and to the existing pattern of development in the wider area, it is considered that subject to compliance with the conditions set out below, the proposed development is an acceptable form of development at this location, would not seriously injure the amenities of adjoining properties, and would therefore, be in accordance with the proper planning and sustainable development of the area.

12.0 **Conditions**

1	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars. **Reason:** In the interest of clarity
2	The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following: (a) A plan to scale of not less than 1:250 showing – (i) The roadside boundary shall be reinstated with a double row of native hedgerow common to the locality. The proposed entrance shall be limited to two no. piers at the entrance gate only. The entrance splay shall be planted with a double row of native hedgerow consistent with the recessed roadside boundary. (ii) All new side boundaries shall be planted with a double row of native hedgerow common to the locality and supplemented with native tree screening.

	(iii) The species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder which shall not include prunus species. (b) A timescale for implementation 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.
3	(a) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on the 28th February 2026 and by way of further information received on the 24th June 2026 and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) " – Environmental Protection Agency, 2021. (b) Treated effluent from the septic tank/ wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021. (c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

	Reason: In the interest of public health and to prevent water pollution.
4	An adequate supply of potable water shall be provided to serve the proposed dwelling house. **Reason**: In the interest of public health.
5	(a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties. (b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage. **Reason:** In the interest of traffic safety and to prevent flooding or pollution.
6	The garage shall be used for private domestic storage purposes only and not for any commercial, habitation or agricultural uses. **Reason:** In the interest of proper planning and orderly development.
7	Details of the materials, colours and textures of all the external finishes, including a sample, if required, of the proposed timber cladding, to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. **Reason**: In the interest of visual amenity
8	All public services to the permitted development, including electrical, telephone cables and associated equipment shall be located underground throughout the entire site. **Reason:** In the interest of amenity
9	Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays 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:** To safeguard the amenity of property in the vicinity
10	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 Pleanala 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.
11	(a) The use of the proposed dwelling shall be as a primary permanent all year round private residence. (b) The proposed dwelling shall not be used as a holiday home or second home. **Reason:** In the interest of the proper planning and sustainable development of the area
12	(a) The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by the applicant, members of the applicant's immediate family or their heirs, and shall remain so occupied for a period of at least seven years thereafter [unless consent is granted

	by the planning authority for its occupation by other persons who belong to the same category of housing need as the applicant]. Prior to commencement of development, the applicant shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act, 2000 to this effect. (b) Within two months of the occupation of the proposed dwelling, the applicant shall submit to the planning authority a written statement of confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation. This condition shall not affect the sale of the dwelling by a mortgagee in possession or the occupation of the dwelling by any person deriving title from such a sale. **Reason:** To ensure that the proposed house is used to meet the applicant's stated housing needs and that development in this rural area is appropriately restricted [to meeting essential local need] in the interest of the proper planning and sustainable development of the area.

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

Irené McCormack
Senior Planning Inspector
27th October 2026

Appendix 1 - EIA Pre-Screening

Form 1 - EIA Pre-Screening

Case Reference	PL-501821-KY-26
Proposed Development Summary	Construct dwelling, domestic garage, aeration unit and soil polishing filter.
Development Address	Reaboy, Gneeveguilla, Rathmore, Co. Kerry.
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (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 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.**	
☐ 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)**	**Class 10 (b) (i) >500 dwellings**

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)**

Form 2 - EIA Preliminary Examination

Case Reference	PL-501821-KY-26
Proposed Development Summary	Construct dwelling, domestic garage, aeration unit and soil polishing filter.
Development Address	Reaboy, Gneeveguilla, Rathmore, Co. Kerry.
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	The nature and size of the development (1 residential unit) is not exceptional in the context of this rural location. The proposed development will not result in the productions of any significant waste, emissions or pollutants. Localised construction impacts will be temporary. The development, by virtue of its type(residential), does not pose a risk of major accident and/or disaster. The increased height and scale are not considered to result in significant environmental effects. No existing or permitted developments have been identified in the immediate vicinity that would give rise to significant cumulative environmental effects with the subject project.
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	The site is designated 'Rural General'. There would be no significant impact on any protected areas, protected views, built or natural heritage or European Sites.

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).	
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).	There is no real likelihood of significant effects on the environment arising from the proposed development. There is no real likelihood of significant cumulative effects having regard to existing or permitted projects

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.**