

KILDARE COUNTY COUNCIL

PLANNING DEPARTMENT

Planning Report 1

Planning Ref No. 25/60057

Name of Applicant	Elaine Brennan
Address of Development	Lughill, Monasterevin, Co. Kildare.
Development	The development consists of planning permission for the construction of a detached one and half storey house with single storey element, single storey detached domestic garage, recessed entrance, secondary effluent treatment system and all associated site works.
Type of Permission	Permission
Date Inspected	18/03/2025
Due Date	24/03/2025

PROPOSED DEVELOPMENT

The proposed development comprises of.

- The construction of a T-shaped, part single/ part 2-storey dwelling, with a total gross floor area of 233sqm,
- a new recessed vehicular entrance,
- a detached garage to the rear of the house, with a gross floor area of 35sqm,
- a new Oakstown BAF wastewater treatment system,
- 2x new internal boundaries to the northeast and northwest of the site,
- a new driveway running north (uphill) from the road and
- all associated site works.

SITE LOCATION/CONTEXT

The proposed development site of approximately 0.34ha is located in the townland of Lughill approximately 2.06 kilometres west of the boundary of the town of Kildangan. The site is a green field on the west side of the L-7057 local secondary road. The site is bounded by hedgerow at the roadside boundary, which is to the southeast and also to the southwest. To the west of

the site is a neighbouring single storey house. Development in the vicinity is mainly single storey rural housing. There are some mature trees and hedgerows around a derelict structure to the east of the site. There is a small disused gate at the roadside to the front of this derelict structure. There is a gentle slope down from the northwest to the roadside.

SITE SERVICES

Water: New public mains connection.
Wastewater: New Oakstown BAF septic tank system.
Surface Water: New Soakpit.

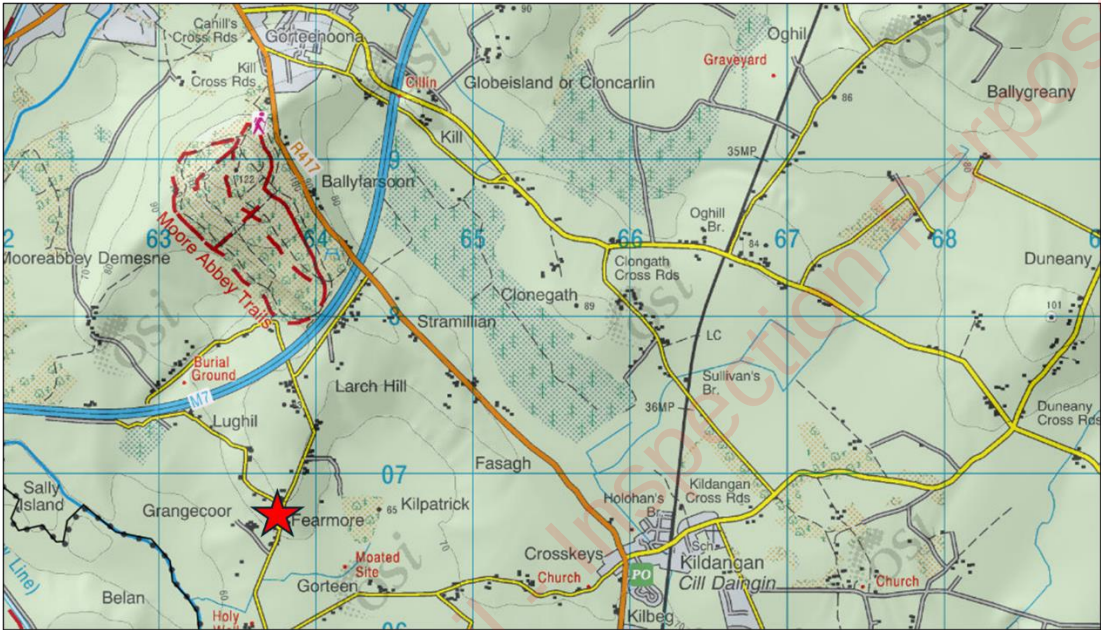


Fig 1: Site location map (subject site denoted with red star)

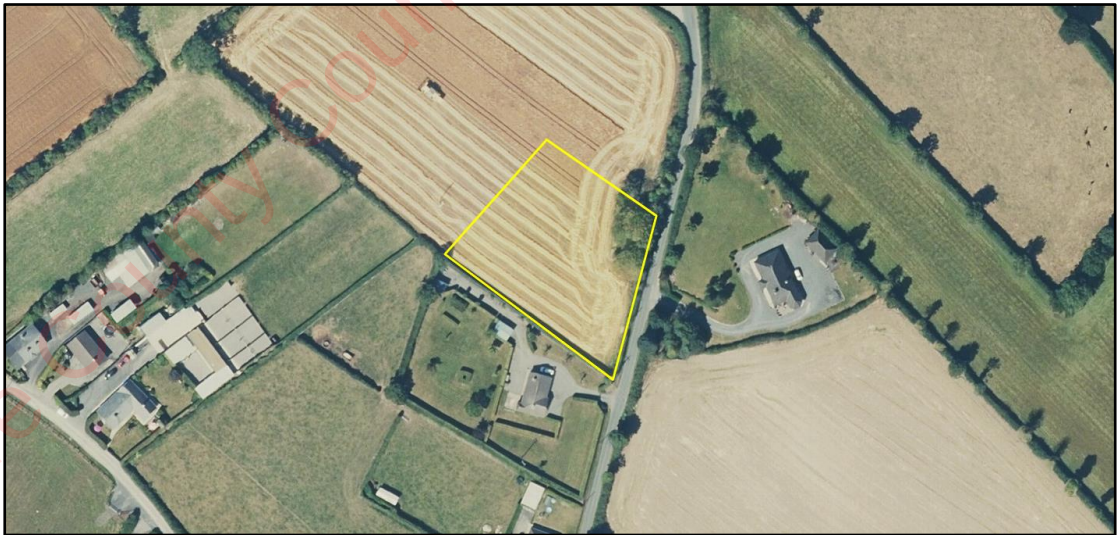


Fig 2: Aerial of site – Image from GIS (application site denoted in yellow)

BUILT / NATURAL HERITAGE / FLOODING

Built Heritage	There are no protected structures located within 500m of the application site.
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Archaeological Heritage	There is 1 recorded site/ monument located within 500m of the application site, this is a <i>moated site</i> (KD026-008) which is approximately 498m southeast of the application site.
Natural Heritage	A screening for Appropriate Assessment is attached at the end of this report in relation to SPA/SAC.
Landscape Character Area	The site is located within the Southern Lowlands Area (sensitivity class 1).
Flood	There is no flood data currently present on site.

ENVIRONMENTAL IMPACT ASSESSMENT REPORT

A screening report for the need for EIAR accompanies this report. Having regard to the nature and scale of the proposal, it is concluded that EIAR screening or EIAR is not required.

APPROPRIATE ASSESSMENT

The nearest Special Area of Conservation (SAC) site is the River Barrow & River Nore SAC located approximately 645m west of the application site at the nearest point. A screening for Appropriate Assessment accompanies this report which concludes that a Stage 2 AA (NIS) is not required.

INTERNAL REPORTS

This application was referred to the following, reports received as indicated below.

Area Engineer:	Further Information has been requested.
Environment:	No response at time of writing.
E.H.O.:	No response at time of writing.
Roads/Transportation:	No objections, subject to conditions.
Water Services:	No objections, subject to conditions.

ZONING

The site is on unzoned lands approximately 1.99km west of the zoned boundary of Kildangan.

SUBMISSIONS/OBSERVATIONS/REPRESENTATIONS

There were no submissions received in relation to this application.

PRE-PLANNING MEETING

No preplanning consultation has taken place in relation to the proposed development.

RELEVANT PLANNING HISTORY

At present there is no relevant planning history at the subject site.

POLICY CONTEXT

Kildare County Development Plan 2023-2029

Chapter 3 Housing – seeks to accommodate the full range of current and future housing needs of all members of society throughout the county.

Section 3.13 – *Sustainable Rural Housing*, acknowledges the potential of our rural settlements and recognises a continuing need for housing provision for people to live and work in the countryside. The development plan offers a strategy to manage housing demands in the countryside while also focusing on elements necessary to support the sustainable growth of rural economies and rural communities in Kildare County.

Compliance with Rural Housing Requirements

Rural generated housing demand will be facilitated having regard, inter alia, to the applicant's genuine local and housing need. The Planning Authority will consider rural generated housing, having regards to the protection of key economic, environmental, natural heritage assets such as the road network, water quality, sensitive landscapes, habitats and built heritage. Urban generated rural housing will not be considered.

*In order to demonstrate genuine local and housing need, documentary evidence highlighting compliance with Section 3.13.3 of the Development Plan **Economic and/or Social** need must be provided as part of any planning application to construct a rural dwelling in the County. The definitions in full of Economic and Social are highlighted in Table 3.4 of the Development Plan.*

Economic:

A person (or persons) who is (are) actively engaged in farming/agricultural activity on the landholding on which the proposed dwelling is to be built, meeting either of the following:

- (i) A farmer of the land or son, daughter, niece or nephew of the farmer who it is intended will take over the operation of the family farm.*

Social:

- (i) A person who has resided in a rural area for a substantial period of their lives i.e. 16 years within 5km (Zone 1) or 5km (Zone 2) of the site where they intend to build.*

Applications for rural one-off dwellings will be considered, subject to the policies and objectives set out in the County Development Plan. Applicants will be expected to comply with all other requirements of the plan and demonstrate that the development would not prejudice the environment and the rural character of the area. In this regard, factors such as the sensitivity of the receiving environment, the nature and extent of the existing development and the extent of development on the original landholding will be considered.

The Subject Site is included in Zone 1 -*Areas under Strong Urban Influence* - Applicants must have grown up and spent 16 years living in the rural area of Kildare and who seek to build their home in the rural area on their family landholding. Where no land is available in the family ownership, a site within 5km of the applicant's family home may be considered.

The application shall be considered against the policies and objectives of Sections 3.13.3 and 3.14 of the Kildare County Development Plan. Some of the more relevant policies and objectives to this application are listed below.

HO P12 *Ensure that the siting and design of any proposed dwelling shall integrate appropriately with its physical surroundings and the natural and cultural heritage of the area whilst respecting the character of the receiving environment. Proposals must comply with Appendix 4 Rural House Design Guide and Chapter 15 Development Management Standards.*

HO P18 *Encourage the sensitive restoration of derelict traditional structures as an alternative to the construction of a one-off dwelling elsewhere subject to the following: – The vernacular dwelling must be capable of being suitably restored to habitable accommodation in keeping with its original character without the necessity to demolish or significantly alter it. – Documentary evidence to include a structural survey and photographs. – The distinctive character and original historic fabric of the structure is retained using appropriate traditional construction methods and materials. 79– The applicants or proposed occupants will not be required to comply with local need criteria, identified in the Plan (Table 3.4). Normal planning, siting and design considerations will be taken into consideration.*

HO P26 *Sensitively consider the capacity of the receiving environment to absorb further development of the nature proposed through the application of Kildare County Councils 'Single Rural Dwelling Density' Toolkit (see Appendix 11) and facilitate where possible those with a demonstrable social or economic need to reside in the area. Applicants will be required to demonstrate, to the satisfaction of the planning authority that no significant negative environmental effects will occur as a result of the development. In this regard, the Council will:*

- examine and consider the extent and density of existing development in the area, and the degree and pattern of ribbon development in the proximity of the proposed site.

HO O44 *Restrict residential development on a landholding, where there is a history of development through the speculative sale or development of sites to an unrelated third party.*

HO O51 *Require all applications to demonstrate the ability to provide safe vehicular access to the site without the necessity to remove extensive stretches of native hedgerow and trees All applications will be considered on a case-by-case basis, having regard to, the quality of the hedgerow, age and historical context, if an old town boundary hedgerow, species composition, site context and proposed mitigation measures.*

HO O59 *Carefully manage Single Rural Dwelling Densities to ensure that the density of one-off housing does not exceed 30 units per square kilometre, unless the applicant is actively engaged in agriculture, or an occupation that is heavily dependent on the land and building on their own landholding.*

Chapter 13 Landscape, Recreation & Amenity-

*Class 1 Low Sensitivity – **Southern Lowlands** - Areas with the capacity to generally accommodate a wide range of uses without significant adverse effects on the appearance or character of the area.*

LR 04 *Ensure that local landscape features, including historic features and buildings, hedgerows, shelter belts and stone walls, are retained, protected and enhanced where appropriate, so as to preserve the local landscape and character of an area.*

Chapter 15 Development Management Standards-

15.4.13 Domestic Garage / Store / Home-Work Pod / Garden Room

The development of a domestic garage/store/home-work pod /garden room for use ancillary to the enjoyment of a dwelling house will be considered subject to compliance with the standards set out in section 15.4.13 of the County Development Plan. One such standard relevant to this application is outlined the below.

- *The domestic garage/store/home-work pod /garden room shall be single storey only, with a maximum gross floor area of 40m² and a maximum ridge height of 5m.*

SUMMARY OF KEY PLANNING ISSUES AND ASSESSMENT

PRINCIPLE OF DEVELOPMENT

The proposed development consists of planning permission for a part single and party 2-storey dwelling, a detached garage, a new entrance onto the public road, new internal boundaries, a new wastewater treatment system and all associated site works at the site in Lughill, Monasterevin, Co Kildare. The site is in the *Southern Lowlands Landscape Character Area* which is in class 1 and is considered to be of low sensitivity. In Chapter 13 of the County Development Plan this area is defined as,

- *Areas with the capacity to generally accommodate a wide range of uses without significant adverse effects on the appearance or character of the area.*

Having regard to the zoning and landscape character area of the site, the principle of the proposed development is considered to be generally acceptable, subject to a full planning assessment.

RURAL HOUSING POLICY

The Applicant has applied for a dwelling in Zone 1 of the County, in accordance with the provisions of Category B(i) of Table 3.4 of the County Development Plan 2023-2029. In support of this application, the Applicant has submitted personal information which, for the purposes of data protection, is assessed under separate cover. From the information submitted, it **has been** clearly demonstrated that the Applicant complies with the criteria for local need, as set out in Category B(i) of Table 3.4 of the County Development Plan 2023-2029. The documentation submitted has enabled a full assessment to be conducted

under the criteria of Category B and it has been sufficiently demonstrated that the Applicant complies with the criteria for local need.

No evidence was found of any previous speculative sale or development of any other sites within the landholding. It is considered that the application complies with the objective **HO O44**. Having regard to the Rural Density Toolkit, it is indicated there are 21 existing dwellings in a 1.00km² from the site (figure 4), it is considered therefore that the proposed development complies with objective **HO O59**.

VERNACULAR STRUCTURE & ENTRANCE

On foot of a site inspection by the Planning Authority it was noted that a derelict vernacular structure exists on the overall landholding (part inside the red line, part outside but within the ownership of the Applicant). This is outlined on the Site Layout Plan submitted but details of the plans for the structure have not been provided. Objective HO P18 of the Kildare County Development Plan encourages the restoration of structures such as this one as an alternative to one-off housing:

HO P18 *Encourage the sensitive restoration of derelict traditional structures as an alternative to the construction of a one-off dwelling elsewhere subject to the following: – The vernacular dwelling must be capable of being suitably restored to habitable accommodation in keeping with its original character without the necessity to demolish or significantly alter it. – Documentary evidence to include a structural survey and photographs. – The distinctive character and original historic fabric of the structure is retained using appropriate traditional construction methods and materials. – The applicants or proposed occupants will not be required to comply with local need criteria, identified in the Plan (Table 3.4). Normal planning, siting and design considerations will be taken into consideration.*

The Applicant will be requested to clarify if consideration was given to the restoration of this structure and the possible incorporation of the existing structure within the overall design concept for the proposed development.

Further Information. In addition, there is also a disused farm-type entrance at the same location. This is outside the red line boundary but still within the landholding. It is unclear as to whether or not the reusing of this entrance was considered as part of the application. The reusing of this entrance could reduce the amount of hedgerow to be removed for the provision of a new vehicular entrance and the Applicant is encouraged to consider its use as an alternative to that proposed. It would also result in the shortening of an overlong and convoluted internal road network within a rural setting.

If the existing structure is proposed to be demolished, the Applicant will be required to submit a *Bat Habitat Study* beforehand due to the historic nature of the building and its setting.



Fig 3: Site Inspection Photo showing disused entrance immediately northeast of the landholding.

MD ENGINEER REPORT

The Athy Municipal District Engineer's office has reviewed the Application and has requested further information. The surface water generated on site needs to be disposed of on-site and not allowed onto the public road. It appears as though very few details regarding the surface water drainage have been provided. The Applicant will be requested to provide details of the drainage for the site as part of a request for further information.

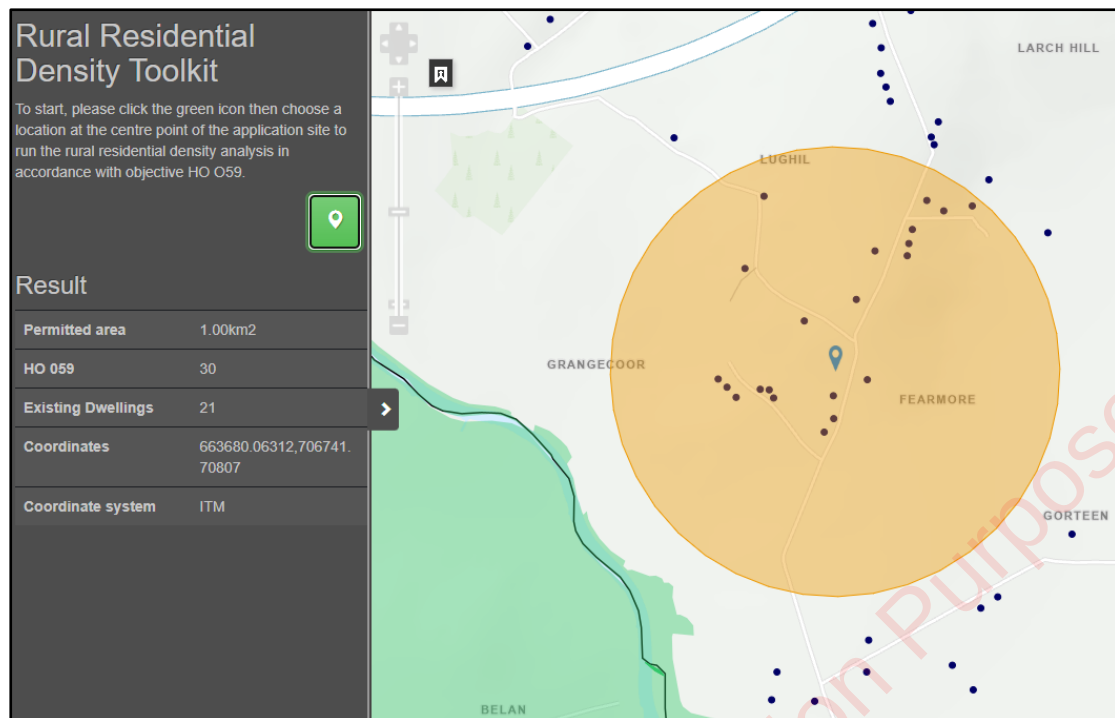


Fig 4: Rural Residential Density Toolkit Map of proposed development site showing no. 21 existing dwellings in a 1.00km² area.

DESIGN, LAYOUT OF DWELLING

Generally, the design of the proposed dwelling is considered to be of good quality, nonetheless the 2-storey element with its ridge height of 8.465m is considered to be excessive, especially taking into consideration the elevated nature of location chosen for the setting of the dwelling. Development in the vicinity is predominantly single storey housing and if positioned toward the front of the site then this section of the dwelling could potentially have an overbearing visual impact on the surrounding area. The Applicant will be requested to submit a redesign for this part of the house, one that is reduced in height and therefore with less of a visual impact. It would be recommended to lower the ridge height and incorporate the proposed first floor bedrooms and bathrooms within the attic space in more of a dormer-style design for the house. **Further information.**

BOUNDARIES & LANDSCAPING

The Planning Authority welcome the indication of planting indicated on the Site Layout Plan submitted. Details of the species proposed appear not to have been indicated. The Applicant will be requested to submit a Landscape Plan with details of the native trees/hedgerows to be planted at the site. Limited details on the new site boundaries appear to have been provided also. Details of the new boundary treatments to the northwest and northeast boundaries of the site will also be sought via further information. **Further information.**

VEHICULAR ENTRANCE & DRIVEWAY

The proposed vehicular entrance will result in the removal of 16.4m of hedgerow. The Roads Department has no objections to the new entrance once the sightlines are achieved, nonetheless the Planning Authority have concerns

with the hedgerow removal required for the entrance. To permit such a large amount of hedgerow to be removed would be in contrary to objective **LR 04** of Chapter 13 of the Kildare County Development Plan 2023-2029.

LR 04 *Ensure that local landscape features, including historic features and buildings, hedgerows, shelter belts and stone walls, are retained, protected and enhanced where appropriate, so as to preserve the local landscape and character of an area.*

The proposed driveway will also run almost the full width of the site. The Applicant will be requested to confirm the materials to be used in this driveway and whether the proposed length of the driveway can be reduced.



Fig 5: Site inspection photo showing derelict structure on landholding.

CONCLUSION

There are some concerns regarding the height of the proposed dwelling, the location of the proposed vehicular entrance, the level of hedgerow to be removed at the entrance, the length of the driveway, the landscaping and boundary plans and the derelict structure to the east of the site and therefore a further information request is required.

RECOMMENDATION

Having regard to the above, it is recommended that **Further Information** be requested as follows:

1. Generally, the design of the proposed dwelling is considered to be of good quality, nonetheless the 2-storey element with its ridge height of 8.465m is considered to be excessive, especially taking into consideration the slightly elevated nature of the location chosen for the setting of the dwelling. Development in the vicinity is predominantly single storey housing and if positioned toward the front of the site this section of the dwelling could potentially have an overbearing impact on the surrounding area. Furthermore, the elevation closest to the road should be modified to reflect the quality of the proposed front elevation.

- a) The Applicant is requested to submit a redesign for the two-storey element of the house, one that is reduced in height and therefore with less of a visual impact. It would be recommended to lower the ridge height and incorporate the proposed first floor bedrooms and bathrooms within the attic space in more of a dormer style design or a 1.5-storey element.
- b) The Applicant is requested to submit cross sections of the house within its context on the site across so that the Planning Authority can adequately assess the visual impact of the proposed development in the context of the site and how the variance in levels is treated.

2. (a) Taken in conjunction with Item 1 of this Further Information request, that on foot of a site inspection by the Planning Authority it was observed that a derelict vernacular structure is present on the landholding (part inside the Site Layout red line, part outside but within the ownership of the Applicant). The applicant should note Objective HO P18 of the Kildare County Development Plan, which encourages the restoration of structures such as this one as an alternative to one-off housing:

HO P18 *Encourage the sensitive restoration of derelict traditional structures as an alternative to the construction of a one-off dwelling elsewhere subject to the following: – The vernacular dwelling must be capable of being suitably restored to habitable accommodation in keeping with its original character without the necessity to demolish or significantly alter it. – Documentary evidence to include a structural survey and photographs. – The distinctive character and original historic fabric of the structure is retained using appropriate traditional construction methods and materials. – The applicants or proposed occupants will not be required to comply with local need criteria, identified in the Plan (Table 3.4). Normal planning, siting and design considerations will be taken into consideration.*

The Applicant is requested to consider the renovation of this structure and its inclusion within the design of the modified dwelling (required under Item 1, above). The restoration and inclusion of this structure would be welcomed by the Planning Authority and would comply with County Development Plan policy.

(b) In addition, there is also a disused farm-type entrance at the same location. This is outside the red line boundary but still within the Applicant's landholding. It is unclear as to whether or not the reusing of this entrance was considered

as part of the application. The reusing of this entrance could reduce the amount of hedgerow to be removed for the provision of a new vehicular entrance and the Applicant is encouraged to consider its use as an alternative to that proposed. It would also result in the shortening of an overlong and convoluted internal road network within a rural setting.

(c) The applicant is requested to submit revised plans clearly showing all land within their ownership outlined in blue.

(d) If the existing structure is to be demolished the Applicant is requested to carry out a Bat Survey and to submit a Bat Habitat Study as part of this Further information request.

3. The Planning Authority welcome the indication of planting as indicated on the Site Layout Plan submitted. The Applicant is requested to submit a Landscape Plan with details of the types and number of native trees/hedgerows to be planted. The landscape plan should include details of the new boundary treatments and clearly indicate the retention and protection in-situ of any roadside ditch.

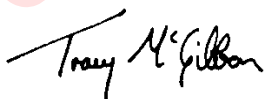
4. The proposed vehicular entrance will result in the removal of 16.4m of hedgerow. Objective **LR 04** seeks to reduce the level of hedgerow removal within the County. The proposed driveway will also run almost the full width of the site. The Applicant is requested to confirm the materials to be used in this driveway and whether the proposed length of the driveway and the proposed level of hedgerow removal can be reduced (refer to Item 2 above).

5. All surface water generated on site needs to be disposed of on-site and not allowed onto the public road. The Applicant is requested to provide the following.

- a) Details of the drainage for the site.
- b) Details of how the surface water will be prevented it from flowing out onto the public road at the entrances.



Cian Buckley
Graduate Planner
21/03/2025



Tracy McGibbon
Senior Executive Planner
21/03/2025

Appendix 1: AA Screening

	APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT	
(A) Project Details		
Planning File Ref	25/60057	
Applicant name	Elaine Brennan	
Development Location	Lughill, Monasterevin, Co. Kildare	
Site size	0.348ha	
Application accompanied by an EIAR (Yes/NO)	No	
Distance from Natura 2000 site in km	The nearest Special Area of Conservation (SAC) site is the River Barrow & River Nore SAC located approximately 645m west of the application site at the nearest point.	
Description of the project/proposed development The proposed development comprises of. - The construction of a T-shaped, part single/ part 2-storey dwelling, with a total gross floor area of 233sqm, - a new recessed vehicular entrance,		

- a detached garage to the rear of the house, with a gross floor area of 35sqm,
- a new Oakstown BAF wastewater treatment system,
- 2x new internal boundaries to the northeast and northwest of the site,
- a new driveway running north (uphill) from the road and
- all associated site works.

(B) Identification of Natura 2000 sites which may be impacted by the proposed development			
			Yes/No If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	Impacts on sites designated for freshwater habitats or species. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i>	NO
2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?</i>	YES
3	Impacts on designated terrestrial habitats. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	NO
4	Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	NO

Conclusion:

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species. No further assessment in relation to habitats or birds is required. If the answer is **Yes** refer to the relevant sections of **C**.

(C) Identification of Potential Impacts on Habitats and Birds.		
1	Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species. <i>Answer the following if the answer to question 1 in table B was YES</i> <i>Does the development involve any of the following:</i>	
1.1	Works within the boundary of a Special Area of Conservation excluding small extensions/alterations to existing buildings.	
1.2	Discharge to surface water or groundwater within 5km of SAC.	
1.3	Abstraction from surface water or groundwater within 5km of SAC.	
1.4	Removal of topsoil within 500m of watercourses	
1.5	Infilling or raising of ground levels within 100m of watercourses	
1.6	Construction of drainage ditches within 1km of SAC.	
1.7	Installation of wastewater treatment systems; percolation areas; septic tanks within 500 m of watercourses	
1.8	Construction within a floodplain or within an area liable to flood	
1.9	Crossing or culverting of rivers or streams within 5km of SAC	
1.10	Storage of chemicals, hydrocarbons or organic wastes within 1km of a watercourse	
1.11	Development of a large scale which involves the production of an EIS	

1.12	Development of quarries/mines	
1.13	Development of windfarms	
1.14	Development of pumped hydro electric stations	
1.15	Construction of roads or other infrastructure on peat habitats within 1km rivers, streams, lakes and fresh water dependant habitats	
2	Impacts on designated wetlands - bogs, fens, marshes and heath. <i>Answer the following if the answer to question 2 in table B was YES</i> <i>Does the development involve any of the following:</i>	
2.1	Works within the boundary of a Special Area of Conservation excluding small extensions/alterations to existing buildings.	NO
2.2	Construction of roads or other infrastructure on peat habitats within 1km of bog, marsh, fen or heath habitat within a Natura 2000 site	NO
2.3	Development of a large scale within 1km of bog, marsh, fen or heath habitat within a Natura 2000 site which involves the production of an EIS	NO

3	Impacts on other designated terrestrial habitats (woodland, grasslands) <i>Please answer the following if the answer to question 3 in table B YES</i> <i>Does the development involve any of the following:</i>	
3.1	Works within the boundary of a Special Area of Conservation.	
3.2	Development within 200m of Natura 2000 site with woodland, grassland or coastal habitats.	
3.3	Development of a large scale within 1km of Natura 2000 site with woodland, grassland or coastal habitats which involves the production of an EIS.	

4	Impacts on birds in SPAs Answer the following if the answer to question 4 in table B was YES <i>Does the development involve any of the following:</i>	
4.1	Works within the boundary of a Special Protection Area excluding small extensions/alterations to existing buildings.	
4.2	Erection of wind turbines within 5km of an SPA.	
4.3	Proposed discharges directly to SPA	
4.4	Development of cycleways or walking routes within 100m of SPA	

(G) SCREENING CONCLUSION STATEMENT <i>Selected relevant category for project assessed by ticking box.</i>		
1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	X
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	
Justify why it falls into relevant category above (based on information in above tables)		
Having regard to the scale and nature of the proposed works, it is not considered that there will be any impact on the nearest SAC/SPA.		
Name:	Cian Buckley	
Position	Graduate Planner	
Date:	21/03/2025	

Appendix 2: EIA Screening

	ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT STAGE 1: PRE-SCREENING	
<i>For use when establishing if the proposal is a 'sub-threshold development' requiring Preliminary Examination</i>		
Planning Register Reference:	25/60057	
Development Description Summary:	The proposed development comprises of. - The construction of a T-shaped, part single/ part 2-storey dwelling, with a total gross floor area of 233sqm, - a new recessed vehicular entrance, - a detached garage to the rear of the house, with a gross floor area of 35sqm, - a new Oakstown BAF wastewater treatment system, - 2x new internal boundaries to the northeast and northwest of the site, - a new driveway running north (uphill) from the road and - all associated site works.	
Was a Screening Determination carried out under Section 176A-C:	☐ Yes, no further action required ☒ No, proceed to Part A	
Part A. Is the development a project listed in Schedule 5, Part 1, of the Planning & Development Regs 2001 (as amended)?		
☐ Yes, specify class: [insert class here]	EIA is mandatory No Screening required CS1	
☒ No	Proceed to Part B	
Part B. Does the development comprise a project listed in Schedule 5, Part 2, of the Planning & Development Regulations 2001 (as amended) and does it meet/exceed the thresholds?		
☐ Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): [Insert class & threshold here]	EIA is mandatory No Screening required CS1	
☒ No, the development is not a project of a type listed in Schedule 5, Part 2	No Screening required CS2	
☐ Yes the project is of a type listed but is sub-threshold: [Insert class & threshold here]	Proceed to Part C	
PART C. Has Schedule 7A information/screening report been submitted?		

☐	Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
☒	No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required

CS2: Having regard to the nature and scale of the proposal, it is concluded that EIA screening or EIA is not required.

Name:	Cian Buckley
Position:	Graduate Planner
Date:	21/03/2025

Appendix 3 – Site Photos



Fig 6: Site inspection photo.



Fig 7: Site inspection photo.



Fig 8: Site inspection photo.