

KILDARE COUNTY COUNCIL
PLANNING DEPARTMENT

Planning Report



Planning Ref No. 25/61048

Name of Applicant	J.H McLoughlin & Co. Ltd
Address of Development	Baywood Villa, Moorefield Road, Newbridge
Development	Storage shed
Type of Permission	Retention
Date Inspected	29/10/2025
Due Date	05/11/2025

Description of Proposed Development

Retention permission sought for an existing storage shed, with modifications to the structure comprising: (A) a reduction in floor area to 40m² through the construction of a new external wall, and (B) the adaptation of the remaining covered space for bin and bicycle storage by replacing an existing window with a new pedestrian access opening, together with all associated site works.

Site Location/Context

The Baywood Villa is a two-storey dwelling which front onto Moorefield Road overlooking St. Patrick's Church of Ireland Church (RPS B23-51) is located opposite the site. The shed which is the subject of this application is to the rear of Baywood Villa. The overall site as owned by the current applicant also occupies Drumgowna House. The rear of both properties is connected and where 9 no. mobile homes are located. Existing development to the rear of the subject site includes 4 no. occupied mobile homes plus the subject structure for retention located adjacent to a party wall to the north. The adjacent site to the south includes a similar number of mobiles homes one of which is an R.V. (recreational vehicle) type. To all intents and purposes the rear of the subject site and the rear of the site to the immediate south can be considered as one with access to the rear achieved during the site visit via concrete tracks at the site to the south (Drumgowna House). The subject site has a stated area of 0.16Ha.

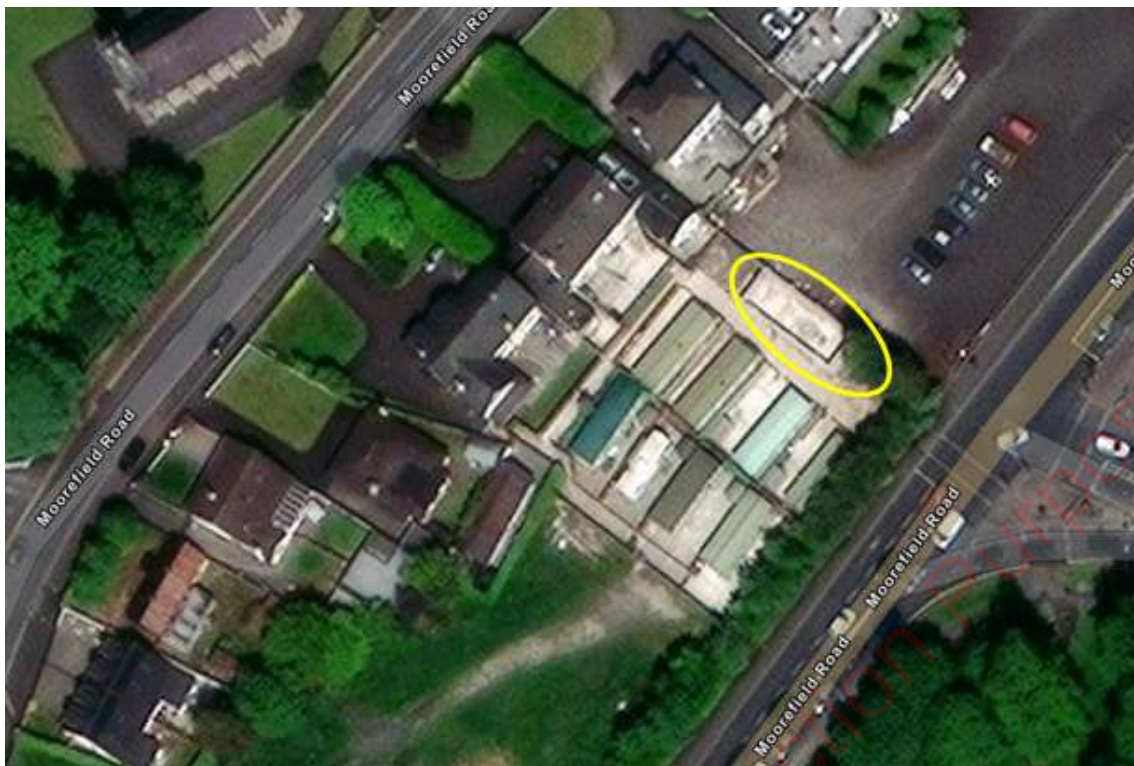
Figs 1-3 Site Location and Context



Site outlined in yellow



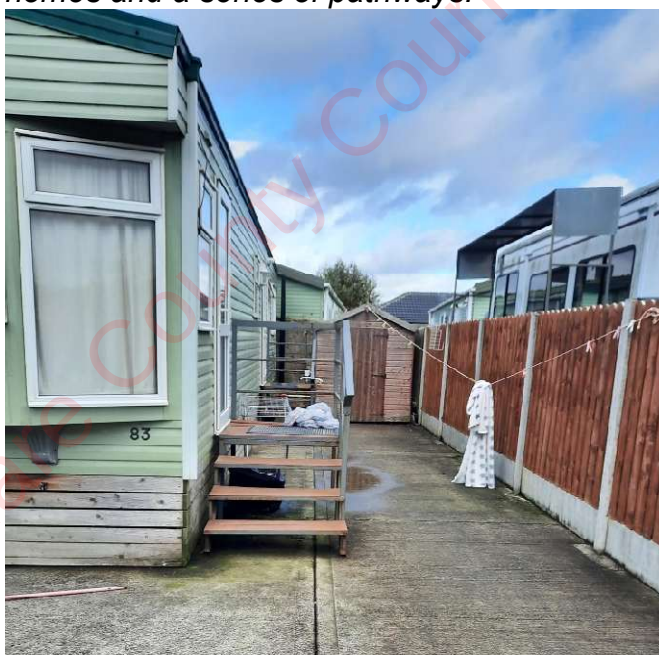
Site outlined in yellow



Aerial image of site 2024 showing site shed in yellow

Figs 4-6 Site Photographs

It should be noted that it was difficult to view the shed for which retention/permission is sought due to a locked gate. The shed is located to the northeast of the subject site and is within a contained area adjoining the 9-no. unauthorised mobile homes. The photographs below relate to the overall rear of the property which contains mobile homes and a series of pathways:





Location of the shed behind the fence is denoted by a blue arrow

Figs 7-8 Images of the shed shown on submitted documents:



Image 'A' of shed before renovations.



Image 'B' of shed before renovations.

Submissions/Observations/Representations

No third-party submissions were received in relation to the proposed development.

Pre-Planning Meeting

No pre-planning consultation took place in relation to the proposed development.

Relevant Planning History

It should be noted that several recent planning applications outlined the two houses in the applicant's ownership in red. This current application relates to the rear of Baywood Villa only.

On Site:

24/61048: Retention Permission **refused** to J.H McLoughlin & Co Ltd for an existing storage shed, and all associated site works.

Permission refused for the following reason:

1. The shed for which retention is sought, is located in an area where the stated zoning objective in the Newbridge Local Area Plan 2013-2019 (as extended), is 'B – Existing Residential and Infill, - to protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services.' The size and scale of the constructed shed is not acceptable at this location and is contrary to Section 15.4.13 of the Kildare County Development Plan 2023-2029 which requires that the use of outbuildings/garages/stores is ancillary to an existing residential use and that the floor area shall not exceed 40m². Accordingly, to permit the retention of a 70m² shed, particularly at this location would be contrary to Section 15.4.13 of the Kildare County Development Plan 2023-2029 and to the provisions of the Newbridge Local Area Plan 2013-2019 (as extended) and would therefore be contrary to the proper planning and sustainable development of the area.

24/60578: Retention permission **refused** to J.H McLoughlin & Co. Ltd for an existing storage shed, and all associated site works.

Permission refused for the following reason:

1. The storage shed for which retention is sought, is located in an area where the stated zoning objective in the Newbridge Local Area Plan 2013-2019 (as extended), is 'B - Existing Residential and Infill, - to protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services.' The storage shed is described in the application documentation as being used to store equipment and furniture related to the Applicant's rental properties on the Moorefield Road. This use is not ancillary to the existing dwelling house on site and is not considered to be compatible with the existing residential and infill zoning of the site and would generate additional traffic movements associated with the commercial use. Furthermore, the retention of the structure used as a store for a property rental business is also contrary to Section 15.4.13 of the Kildare County Development Plan 2023-29 which requires that the use of outbuildings/garages/stores is ancillary to an existing residential use and that the floor area shall not exceed 40sqm. Accordingly, to permit the retention of a 70sqm storage shed being used for purposes not ancillary to the existing dwelling would be contrary to section 15.4.13 of the Kildare County Development Plan 2023-2029 and to the provisions of the Newbridge Local Area Plan 2013-2019 (as extended), and would therefore be contrary to the proper planning and sustainable development of the area.

Enforcement which includes the subject shed:

UD8424: Warning Letter issued on 03/01/2024 in which the following is stated:

- a. Placement of 8 mobile homes located to the rear of Dromgowna House (W12 TW56) and, Baywood Villa (W12 K381),
- b. Use of the mobile homes for residential purposes,
- c. Development of a building with a floor area exceeding 60sqm (concrete block construction), and,
- d. All associated site works including concreting of the 'back garden areas of Dromgowna House (W12 TW56) and, Baywood Villa (W12 K381), and, the development of boundary fences within the site.

On land at the following address:

To the rear of Dromgowna House, Moorefield Road, Newbridge, Co. Kildare, W12 TW56, and, Baywood Villa, Moorefield Road, Newbridge, Co. Kildare, W12 K381

Overall site in applicant's ownership:

25/60385: Permission **refused** to J.H. McLoughlin & Co. Ltd. for temporary retention of 8no. mobile homes. Application additionally proposes: secure bicycle storage area, concrete blockwork firewalls between mobile homes, car parking to front of site, 2no. E.V. charging points, and all associated site works

Permission refused for the following reason:

1. The development consisting of 8 no. mobile homes proposed to be retained, by reason of the restricted area of the site, is not considered to be an appropriate form of development. In addition, the development for retention constitutes a substandard form of residential development by reason of the inadequate floor areas, as well as seriously injuring the residential amenity of occupants and adjoining residents. The development for retention would therefore be contrary to the zoning objective of the site as set out in the Newbridge Local Area Plan 2013-2019, which seeks *"To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services"* would result in overdevelopment of the application site, and would be contrary to the development management standards set out within Chapter 15 of the Kildare County Development Plan 2023-2029, and would therefore be contrary to the proper planning and sustainable development of the area.

24/61344: Permission refused to J.H. McLoughlin & Co. Ltd. for temporary retention of 7no. mobile homes, to include proposed bicycle storage area, E.V. charging point, outdoor firewalls, and all associated site works, to the rear of Baywood Villa and Dromgowna House, Moorefield Road, Newbridge, Co Kildare.

Permission refused for the following reason:

1. The development consisting of the 7 no. mobile homes to be retained, by reason of the restricted area of the site and the mobile home's sub-standard gross floor area, is not considered to be an appropriate form of development. In addition, the development for retention constitutes a substandard form of residential development by reason of the inadequate floor area and parking provision, as well as seriously injuring the residential amenity of Occupants and adjoining residents. The development for retention would therefore be contrary to the zoning objective of the site as set out in the Newbridge Local Area Plan 2013-2019, which seeks *"To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services"* would result in overdevelopment of the application site, and would be contrary to the development management standards set out within Chapter 15 of the Kildare County Development Plan 2023-2029, and would therefore be contrary to the proper planning and sustainable development of the area.

24/60820: Permission refused to J.H. McLoughlin & Co. Ltd for temporary retention of 7no. mobile homes, and all associated site works, to the rear of Baywood Villa and Dromgowna House at Moorefield Road, Newbridge, Co. Kildare.

Permission refused for the following reason:

1. The development consisting of the 7 no. mobile homes proposed to be retained, by reason of the restricted area of the site and the mobile home's sub-standard gross floor area, is not considered to be an appropriate form of development. In addition, the development for retention constitutes a substandard form of residential development by reason of the inadequate floor area and parking provision, as well as seriously injuring the residential amenity of Occupants and adjoining residents. The development for retention would therefore be contrary to the zoning objective of the site as set out in the Newbridge Local Area Plan 2013-2019, which seeks "To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services" would result in overdevelopment of the application site, and would be contrary to the development management standards set out within Chapter 15 of the Kildare County Development Plan 2023 - 2029, and would be therefore be contrary to the proper planning and sustainable development of the area.

19/210: Retention permission **granted** to Kenneth McLoughlin (Director) J.H McLoughlin & Co. Ltd for existing boundary walls and gates as constructed to front of Dromgowna House.

18/910: Retention permission **refused** to Kenneth McLoughlin (Director) J.H McLoughlin & Co. Ltd to retain existing boundary walls and gates as constructed. Permission refused for the following reason:

1.The retention of the development would materially contravene conditions 1, 3 & 4 attached to existing permissions for development (Planning Reg. Refs. 5585 and 5874) which restricts the height and location of boundary walls and require dedicated space for public purposes fronting the site. The proposed development therefore would be contrary to the proper planning and sustainable development of the area.

Built and Natural Heritage

Built Heritage	There are no Protected Structures within the application site boundary. RPS Ref. B23-51 St Patricks Church (Protected Structure) is located opposite the site.
Archaeological Heritage	There are no recorded monuments within the application site boundary.
Natural Heritage	A screening for an Appropriate Assessment is contained in Appendix 1 of his report. The site is located approximately 1.4km from Pollardstown Fen SAC

Screening Reports

Environmental Impact Assessment

Having regard to the nature and scale of the proposal, a preliminary screening has concluded that EIA is not required. Having regard to Sections 172 and 176 of the Planning and Development Act, 2000 (as amended) and Article 102 and Schedules 5 & 7 of the Planning and Development Regulations, 2001 (as amended), a preliminary examination of the nature, size and location of the proposed development has been carried out which concludes that there is no real likelihood of significant effects on the environment arising from the proposed development. It is therefore concluded that EIAR is not required.

Appropriate Assessment

A screening for Appropriate Assessment accompanies this report that concludes that AA is not required.

Internal Reports

MD Engineer: No objection subject to conditions
Water Services: No objection subject to conditions
Environment: No objection
Transportation: No report received to date
Enforcement: UD8424 refers. Warning letter issued. Enforcement report on file states that it appears the shed is to be used to facilitate continued unauthorised use of mobile homes on site.

Prescribed Bodies

Uisce Eireann: No report received to date.

Policy Context

Kildare County Development Plan 2023-2029

Chapter 15- Development Management Standards

Section 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 following standards:

- 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.*
- The unit shall generally be located behind the front building line of the existing dwelling.*
- In urban areas, the development will be assessed on the scale of the space surrounding the dwelling and any impact on neighbouring properties.*
- The design and external finishes of the unit shall generally be in keeping with that of the dwelling house.*
- The unit shall only be used for purposes ancillary to the enjoyment of the dwelling house and not for human habitation.*
- The Planning Authority may consider exceptions to the criteria above having regard to the need for the development and the location and characteristics of the subject site.*

Newbridge Local Area Plan 2013-2019

The site is zoned **B – ‘Existing Residential/Infill’**, where it is an objective;

‘To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services’.

Variation 2 of the Kildare County Development Plan 2023-2029- Draft Newbridge Settlement Plan 2023-2029

The subject site is zoned **B- Existing Residential/Infill**, where it is an objective;

“To protect and enhance the amenity of established residential communities and promote sustainable intensification”

Summary of Key Planning Issues and Assessment

Proposed Development

Retention permission sought for an existing storage shed, with modifications to the structure comprising: (A) a reduction in floor area to 40m² through the construction of a new external wall, and (B) the adaptation of the remaining covered space for bin and bicycle storage by replacing an existing window with a new pedestrian access opening, together with all associated site works.

Principle of Development

The subject site is zoned B – Existing Residential/Infill. The principle of a storage shed to serve an existing domestic dwelling on site is acceptable, subject to the development meeting the requirements for ancillary storage sheds as set out in Section 15.4.13 of the Kildare County Development Plan which states;

Section 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 following standards:

- 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.*
- The unit shall generally be located behind the front building line of the existing dwelling.*
- In urban areas, the development will be assessed on the scale of the space surrounding the dwelling and any impact on neighbouring properties.*
- The design and external finishes of the unit shall generally be in keeping with that of the dwelling house.*
- The unit shall only be used for purposes ancillary to the enjoyment of the dwelling house and not for human habitation.*
- The Planning Authority may consider exceptions to the criteria above having regard to the need for the development and the location and characteristics of the subject site.*

No information has been submitted in relation to the intended use of the shed. It would appear that the shed still measures 70sqm which far exceeds the permitted standard of 40sqm for storage sheds. This would be unacceptable and would be essentially the same as the most recent permission which was refused for retention of the shed. Further details are required.

Design and Layout

The “shed” to be retained and modified is located towards the north of the subject site to the rear boundary line of the existing two-storey dwelling on site and to the north of 4 no. unauthorised mobile homes. It would appear that the gross floor area of the shed remains as 70sqm with a height of 4.3 metres. Further details are required.

Fig 6 - Proposed Site Layout Plan

The plan shows a site area of 0.16 ha, outlined in red. Key features include:

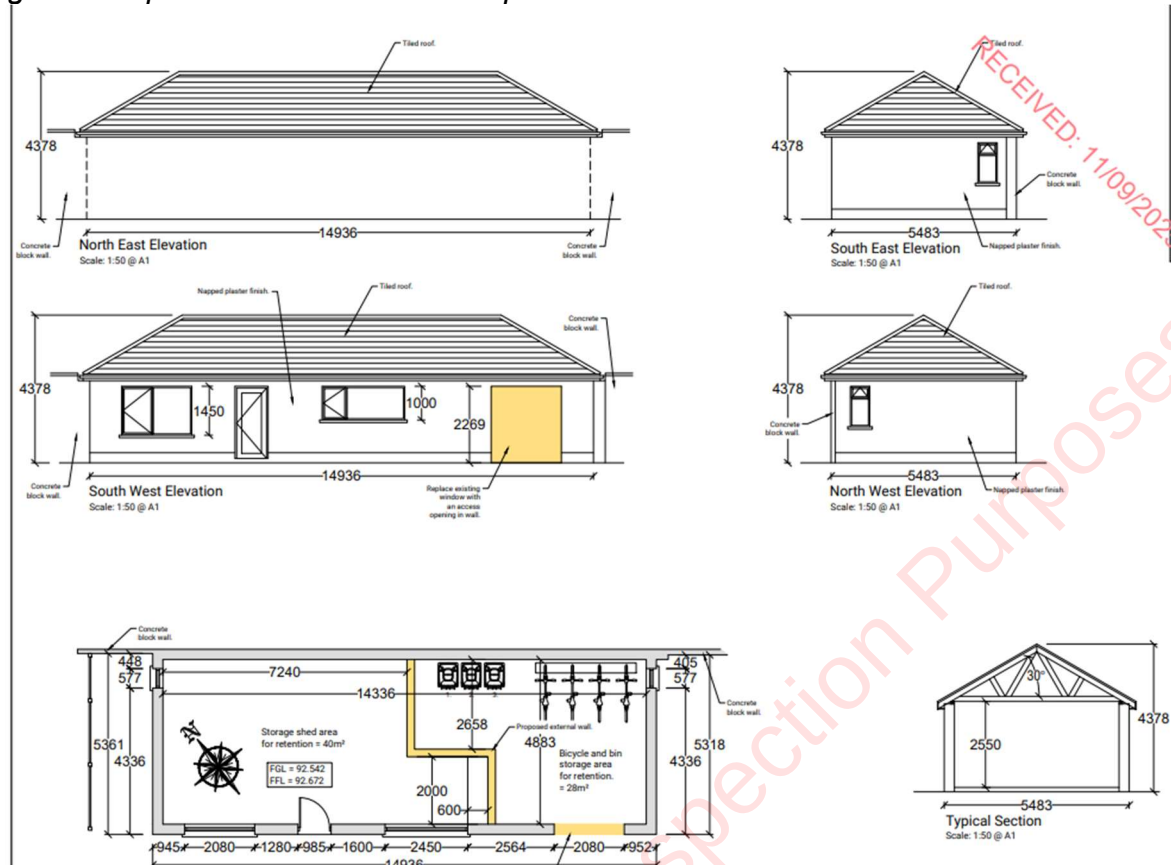
- Neighbouring dwelling.** (Top left)
- Baywood Villa.** (Top center)
- Site outlined in red.** (Top right)
- Outline of shed before renovations shown in pink.** (Center right)
- Storage shed to be retained shown in yellow.** (Center right)
- Concrete block wall.** (Right side)
- Existing mature hedge.** (Right side)
- Concrete post and timber panel fence.** (Bottom right)
- Mobile homes.** (Bottom right)
- Concrete block wall.** (Bottom right)
- Existing mature** (Bottom right)
- Land owned by applicant outlined in blue.** (Bottom left)
- Neighbouring dwelling.** (Bottom left)
- Dromgowna House.** (Left side)
- Concrete post and timber panel fence.** (Center left)
- Neighbouring dwelling.** (Top right)
- Site Area = 0.16 ha** (Bottom center)

Other labels include: 47020, 42.755, 42.620, 42.609, 42.568, 42.617, 42.604, 42.614, 42.606, 42.579, 42.542, 42.672, 42.572, 42.571, 42.570, 42.568, 42.569, 42.570, 42.571, 42.572, 42.573, 42.574, 42.575, 42.576, 42.577, 42.578, 42.579, 42.580, 42.581, 42.582, 42.583, 42.584, 42.585, 42.586, 42.587, 42.588, 42.589, 42.590, 42.591, 42.592, 42.593, 42.594, 42.595, 42.596, 42.597, 42.598, 42.599, 42.600, 42.601, 42.602, 42.603, 42.604, 42.605, 42.606, 42.607, 42.608, 42.609, 42.610, 42.611, 42.612, 42.613, 42.614, 42.615, 42.616, 42.617, 42.618, 42.619, 42.620, 42.621, 42.622, 42.623, 42.624, 42.625, 42.626, 42.627, 42.628, 42.629, 42.630, 42.631, 42.632, 42.633, 42.634, 42.635, 42.636, 42.637, 42.638, 42.639, 42.640, 42.641, 42.642, 42.643, 42.644, 42.645, 42.646, 42.647, 42.648, 42.649, 42.650, 42.651, 42.652, 42.653, 42.654, 42.655, 42.656, 42.657, 42.658, 42.659, 42.660, 42.661, 42.662, 42.663, 42.664, 42.665, 42.666, 42.667, 42.668, 42.669, 42.670, 42.671, 42.672, 42.673, 42.674, 42.675, 42.676, 42.677, 42.678, 42.679, 42.680, 42.681, 42.682, 42.683, 42.684, 42.685, 42.686, 42.687, 42.688, 42.689, 42.690, 42.691, 42.692, 42.693, 42.694, 42.695, 42.696, 42.697, 42.698, 42.699, 42.700, 42.701, 42.702, 42.703, 42.704, 42.705, 42.706, 42.707, 42.708, 42.709, 42.710, 42.711, 42.712, 42.713, 42.714, 42.715, 42.716, 42.717, 42.718, 42.719, 42.720, 42.721, 42.722, 42.723, 42.724, 42.725, 42.726, 42.727, 42.728, 42.729, 42.730, 42.731, 42.732, 42.733, 42.734, 42.735, 42.736, 42.737, 42.738, 42.739, 42.740, 42.741, 42.742, 42.743, 42.744, 42.745, 42.746, 42.747, 42.748, 42.749, 42.750, 42.751, 42.752, 42.753, 42.754, 42.755, 42.756, 42.757, 42.758, 42.759, 42.760, 42.761, 42.762, 42.763, 42.764, 42.765, 42.766, 42.767, 42.768, 42.769, 42.770, 42.771, 42.772, 42.773, 42.774, 42.775, 42.776, 42.777, 42.778, 42.779, 42.780, 42.781, 42.782, 42.783, 42.784, 42.785, 42.786, 42.787, 42.788, 42.789, 42.790, 42.791, 42.792, 42.793, 42.794, 42.795, 42.796, 42.797, 42.798, 42.799, 42.800, 42.801, 42.802, 42.803, 42.804, 42.805, 42.806, 42.807, 42.808, 42.809, 42.810, 42.811, 42.812, 42.813, 42.814, 42.815, 42.816, 42.817, 42.818, 42.819, 42.820, 42.821, 42.822, 42.823, 42.824, 42.825, 42.826, 42.827, 42.828, 42.829, 42.830, 42.831, 42.832, 42.833, 42.834, 42.835, 42.836, 42.837, 42.838, 42.839, 42.840, 42.841, 42.842, 42.843, 42.844, 42.845, 42.846, 42.847, 42.848, 42.849, 42.850, 42.851, 42.852, 42.853, 42.854, 42.855, 42.856, 42.857, 42.858, 42.859, 42.860, 42.861, 42.862, 42.863, 42.864, 42.865, 42.866, 42.867, 42.868, 42.869, 42.870, 42.871, 42.872, 42.873, 42.874, 42.875, 42.876, 42.877, 42.878, 42.879, 42.880, 42.881, 42.882, 42.883, 42.884, 42.885, 42.886, 42.887, 42.888, 42.889, 42.890, 42.891, 42.892, 42.893, 42.894, 42.895, 42.896, 42.897, 42.898, 42.899, 42.900, 42.901, 42.902, 42.903, 42.904, 42.905, 42.906, 42.907, 42.908, 42.909, 42.910, 42.911, 42.912, 42.913, 42.914, 42.915, 42.916, 42.917, 42.918, 42.919, 42.920, 42.921, 42.922, 42.923, 42.924, 42.925, 42.926, 42.927, 42.928, 42.929, 42.930, 42.931, 42.932, 42.933, 42.934, 42.935, 42.936, 42.937, 42.938, 42.939, 42.940, 42.941, 42.942, 42.943, 42.944, 42.945, 42.946, 42.947, 42.948, 42.949, 42.950, 42.951, 42.952, 42.953, 42.954, 42.955, 42.956, 42.957, 42.958, 42.959, 42.960, 42.961, 42.962, 42.963, 42.964, 42.965, 42.966, 42.967, 42.968, 42.969, 42.970, 42.971, 42.972, 42.973, 42.974, 42.975, 42.976, 42.977, 42.978, 42.979, 42.980, 42.981, 42.982, 42.983, 42.984, 42.985, 42.986, 42.987, 42.988, 42.989, 42.990, 42.991, 42.992, 42.993, 42.994, 42.995, 42.996, 42.997, 42.998, 42.999, 43.000, 43.001, 43.002, 43.003, 43.004, 43.005, 43.006, 43.007, 43.008, 43.009, 43.010, 43.011, 43.012, 43.013, 43.014, 43.015,

The architectural drawings for the storage shed are as follows:

- North East Elevation:** Shows a side elevation with a tiled roof, concrete block walls, and a height of 4378. The width is 14936. Scale: 1:50 @ A1.
- South East Elevation:** Shows a side elevation with a tiled roof, concrete block walls, and a height of 4378. The width is 5483. Scale: 1:50 @ A1.
- South West Elevation:** Shows a side elevation with a tiled roof, concrete block walls, and a height of 4378. The width is 14936. Scale: 1:50 @ A1.
- North West Elevation:** Shows a side elevation with a tiled roof, concrete block walls, and a height of 4378. The width is 5483. Scale: 1:50 @ A1.
- Typical Section:** Shows a cross-section of the shed with a gabled roof, concrete block walls, and a height of 4378. The width is 5483. Scale: 1:50 @ A1.
- Existing Floor Plan of Storage Shed:** Shows the ground floor plan with dimensions, floor area, and scale. The overall dimensions are 14936 by 5318. The floor area is 70m². The scale is 1:50 @ A1.

Fig 11 Proposed elevation and floorplans



In terms of design, the structure is generally acceptable and does not result in a negative impact on the residential amenity of the area. However, the design, as proposed still appears more like a dwelling house than a shed. The proposed replacement of an existing window with an “access opening” in the wall is unclear. It is not known if this is intended to be an open space or whether a door will be in place here. The “proposed” elevations and floorplans would seem to result in a structure with a footprint and floorspace the same as existing which is 70sqm and would therefore not be acceptable. A substantial reduction to the overall scale is required. Further details are required.

Services

The site is served by public services. It is noted that the KCC Water Services Section have no objections to the proposal subject to conditions.

Access/Transportation

Access to the overall site is via Moorefield Road to the west of the site. As the current application relates solely to the storage shed, it is not considered that traffic issues are of particular relevance.

Conclusion

- While it is noted that the current application differs slightly from the most recent refusal for the storage shed (Reg. Ref. 24/61048), it is considered that further information is required to adequately assess the proposal.

- It is recommended to seek further information as set out below.

Recommendation

It is recommended to seek **Further Information** as follows:

1. Please note that it remains unclear what works, if any have been carried out to date to reduce the size of the storage shed from 70sqm to 40sqm. The drawings and details provided are unclear and access to the shed could not be fully achieved on the day of site inspection. Given the unauthorised development within both the subject site and the adjoining site, and the applicant's history of failing to comply with planning laws, the Planning Authority has serious concerns regarding the nature of the development sought for retention and modification. The applicant is therefore requested to submit the following further information:

a) Please clarify the gross floor area of the storage shed to be retained and clarify what works have been carried out, if any, to date to reduce the size of the storage shed from 70sqm to 40sqm since the last refusal on site (Reg. Ref. 24/61048). Please note that the Planning Authority could only consider a structure with gross floor area not exceeding 40sqm at this location. The applicant is requested to clarify the area to be retained.

b) Please note that the proposed elevations and floorplans still appear to indicate that the overall floor area of the shed will still be 70sqm which far exceeds CDP stipulations for domestic storage sheds and would not be permitted. The proposed "access opening" on the southwest elevation is unclear, i.e. is this a doorway, or an open space?

c) Please clarify the exact intended use of the storage shed and note that the Planning Authority have serious concerns that the shed is intended to serve the 9 no. unauthorised mobile homes which are located to the rear of both Baywood Villa (subject site) and Drumgowna House) adjoining property in the applicant's ownership. Permission could only be considered favourably if it can be ascertained that the shed to be retained measures 40sqm (in accordance with the Council's requirements for domestic storage sheds as set out in Kildare County Development Plan 2023-2029 and that its use is for domestic storage only to serve the existing dwelling on site (ie not the unauthorised mobile homes, please clarify why a domestic dwelling would require 4 no. bicycle storage

d) Please clarify what area of private open space will be retained to the rear of the property. Given that there are 4 no. unauthorised mobile homes to the rear of Baywood Villa, there are concerns that insufficient private open space is being provided for the existing dwelling on site and that the granting of the storage shed will further reduce any meaningful private open space for the dwelling on site.

Signed:



Elaine Donohoe
Executive Planner

29/10/2025



Martin Ryan

Senior Executive Planner

30/10/2025



APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT

(A) Project Details

Planning File Ref	25/61048
Applicant name	J.H McLoughlin & Co. Ltd
Development Location	Baywood Villa, Moorefield Road, Newbridge
Site size	0.160Ha
Application accompanied by an EIAR (Yes/NO)	No
Distance from Natura 2000 site in km	Pollardstown Fen SAC is located c. 1.4km to the west of the site.
Description of the project/proposed development	
Retention and modification of a storage shed	

(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	<i>Is the development within a Special Area of Conservation whose</i>	No

	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>qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?</i>	
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

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**.

(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 proximity of the nearest SAC and given the location, nature and extent of the proposed development it is not considered there would be potential to negatively affect the ecological integrity or conservation objectives of European Sites.		
Name:	Elaine Donohoe	
Position	Executive Planner	
Date:	29/10/2025	

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT



STAGE 1: PRE-SCREENING

For use when establishing if the proposal is a 'sub-threshold development' requiring Preliminary Examination

Planning Register Reference:	25/61048	
Development Description Summary:	Storage shed	
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]		
☒ 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]		
☒ 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 <i>sub-threshold</i> : [Insert class & threshold here]		
PART C. Has Schedule 7A information/screening report been submitted?		
☐ Yes, Schedule 7A information/screening report has been submitted by the applicant		N/A
☐ No, Schedule 7A information/screening report has not been submitted by the applicant		N/A
Name:	Elaine Donohoe	
Position:	Executive Planner	
Date:	29/10/2025	