



Leitrim County Council Planning Report

Planning Reference No:	25-60290
Applicant:	Stephen & Rebecca Rooney
Location:	Killanummery, Dromahair, County Leitrim
Application Type:	Permission
Proposed Development	1. To construct a storey and a half type domestic dwelling with living accommodation in the roof space. 2. To construct a detached domestic garage and all ancillary works. 3. To construct a new site entrance. 4. To construct a wastewater treatment system to current EPA code of practice, and all ancillary works.
Date of Site Inspection:	02/12/2025
Site Notice:	Site notice visible and legible in accordance with the Planning and Development Regulations 2001, as amended, when inspected.
Due Date:	27/01/2026

Description of Proposed Development

Permission is sought for the construction of a storey and a half type dwelling, domestic garage, new site entrance, construct a new wastewater treatment system to current EPA code of practice and all ancillary works at Killanummery, Dromahair, County Leitrim.

Site Location and Context

The subject site is located in the townland of Killanummery, 2.2km south of Dromahair village. Local secondary road L-8256 bounds the site to the south. The subject site has a stated site area of 0.32ha. The proposed dwelling has a floor area of 189.15m² and overall height of 7.619 metres. The subject site is relatively flat with mature sitka spruce trees forming the rear site boundary (north). There is a dramatic drop to the north, behind the trees, which were likely planted as a shelter belt, with spectacular views to the north. Due to the elevated nature of the land the rear of the property will be visible on approach from Dromahair village along local primary road L-4260. The land is not affected by any particular amenity designations as per the Leitrim County Development Plan (2023-2029). Lough Gill Special Area of Conservation (SAC Site Code: 001976) is located approximately 500 metres west of the subject site. The land is within the low capacity area for rural housing.



Fig. 1 – Subject site (looking east)



Fig. 2 – Subject site (looking west)

Planning History

There is no planning history associated with the subject site.

Services/Infrastructure

Wastewater

The application documentation has indicated that the proposed development will be serviced by a new wastewater treatment system comprising two Puraflo modules on 150m² of 300mm distribution gravel layer.

Water Supply

The application documentation has indicated that the proposed development will be serviced by a proposed connection to the public mains.

Storm Water Disposal

The application documentation has indicated that surface water from the proposed development will be disposed of to a soakpit and land drain.

Natural, Archaeological and Architectural Heritage

Natural Heritage

Lough Gill Special Area of Conservation (SAC Site Code: 001976) is located approximately 500 metres west of the subject site.

The subject site is not located within any landscapes designated for amenity value in the Leitrim County Development Plan 2023-2029.

Archaeological and Architectural Heritage

There are no protected structures or structures listed in the National Inventory of Architectural Heritage (NIAH) located within the application site. Protected national monuments LE015-111001 and LE015-111002 (Killanummery church and graveyard) lie 50 metres east of the subject site. The subject site is located outside the zone of archaeological potential.



Fig. 3 – View of church (LE015-111001)

Internal and Prescribed Bodies Referrals

The application was referred to the following, with responses indicated below:

Consultant's Name	Status	Response
North Leitrim District Engineer	Internal	No report received
Uisce Eireann	External	No report received
Environment	Internal	No report received

Submissions/Observations

No submissions or observations have been received.

Representations

No representations have been made on the application.

Part V

Part V provision is not applicable to the subject application.

Pre-Planning Consultations

No pre-planning consultation referenced in the application form.

Policy Context

The following extracts of Volume I – Written Statement of the Leitrim County Development Plan 2023-2029 are relevant in the assessment of this application:

Section 3.17.4 (Principles of Rural Housing Policy Framework)

RUR SET POL 2 To manage the growth of areas that are under strong urban influence and identified as Low Capacity Areas (See Map No. 3 in Volume III - Book of Maps) to avoid their over development whilst accommodating demand from individuals for permanent residential development in Other Rural Areas, subject to normal planning considerations and having regard to the viability of smaller towns and rural settlements.

RUR SET POL 3 To accommodate demand from existing members of the rural community for permanent residential development in **Low Capacity Areas** who have strong economic and social needs to the area and who are an intrinsic part of the rural community in which planning permission is being sought, subject to normal planning considerations and who satisfy the following criteria:

1. Persons with a demonstrable social need to live in a particular local rural area - Persons who have lived a substantial period of their lives in the local rural area¹ (minimum 18 months) in which the house is proposed.
2. Persons with a demonstrable economic need to live in the particular local rural area – Persons employed full-time in rural-based activity such as farming, horticulture, forestry, bloodstock or other rural-based activity in the area in which they wish to build or whose employment is intrinsically linked to the rural area in which they wish to build, such as teachers in rural schools or other persons who by the nature of their work have a functional need to reside permanently in the rural area close to their place of work, provided that they have never owned a house in a rural area.

All applicants for one-off rural housing will need to demonstrate compliance with the qualifying criteria of one of the above two categories unless otherwise specified as being located within an area where this Rural Housing Policy does not apply.

¹ Local area is defined as within approximately a radius of 4km from the site, excluding defined urban areas (which relate only to the Carrick-on-Shannon development envelope containing land use zoning objectives). Where the site is of a greater distance, but the applicant can demonstrate significant ties with the area for example immediate family or well-established landownership, then these applications will be considered on their merits. This recognises applicants who are either a son or daughter of a landowner in which the house is proposed in which the landholding (as opposed to a site) is owned (or in the family name) for at least 10 years.

Applicants relying on the economic need criteria involving part-time occupations in farming or natural resources-related activities, will be required to submit sufficient evidence to demonstrate same, for example (but not limited to) a herd number or hours of activity as a farmer. It should be noted that in such instances, any part-time occupation in farming or natural resources-related activities shall be the predominant occupation to any non-farming or non-natural resources-related incomes.

RUR SET POL 4 To attach an occupancy condition to planning permissions in respect of individual rural housing in Low Capacity Areas pursuant to Section 47 of the Planning & Development Act 2000, as amended restricting the use of the dwelling to the applicant or members of their immediate family, as a place of permanent residence. The period of occupancy will be limited to a period of 7 years from the date of first occupation.

RUR SET POL 6 To ensure that residential development in rural areas conforms to the principles detailed in the *Design Guide for the Siting and Design of Single Houses within the Leitrim Countryside* published by Leitrim County Council and any replacement Design Guide produced during the life of this Development Plan.

RUR SET POL 7 To have regard to the Sustainable Rural Housing Guidelines for Planning Authorities, April 2005, and any replacement guidance which require that new houses in rural areas be sited and designed to integrate with their physical surroundings and be generally compatible with: a) The protection of water quality in the arrangements made for onsite wastewater disposal facilities b) The provision of a safe means of access in relation to road and public safety, and c) The conservation of sensitive areas such as natural habitats, protected landscapes, the environs of protected structures and other aspects of our heritage.

RUR SET POL 8 To encourage all individual rural house developments to incorporate climate change measures and be constructed to high energy efficiency standards that fully avail of renewable technologies, maximise solar gain, and utilise modern materials and design practices.

RUR SET OBJ 5 To preserve and protect the open character of transitional lands outside of settlements in order to prevent linear sprawl near towns, villages and settlements and to maintain a clear demarcation and distinction between urban areas and the countryside.

Section 9.7 Wastewater Treatment and Disposal

WWT POL 1 To ensure that private wastewater treatment plants, where permitted, are operated in compliance with the EPA Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent ≤ 10) (March 2021), as may be amended.

LCA POL 1 To conserve and enhance the high nature conservation value of the Landscape Character Areas in order to create/protect ecologically resilient and varied landscapes.

LCA POL 2 To protect, enhance and contribute to the physical, visual and scenic character of Co. Leitrim and to preserve its unique landscape character.

Section 11.3 Natural Heritage and Biodiversity

Section 11.3 of the Plan sets out the following policies and objectives for the protection of the environment:

NH POL 1 To protect and conserve Special Areas of Conservation and Special Protection Areas.

NH POL 2 To implement Article 6(3) and where necessary Article 6(4) of the Habitats Directive, to ensure that Appropriate Assessment is carried out in relation to works, plans and projects with the potential to impact European sites (SACs and SPAs), whether directly or indirectly or in combination with any other plan(s) or project(s). All assessments must be in compliance with the European Communities (Birds and Natural Habitats) Regulations 2011, as amended, and the Planning & Development Act 2000, as amended as relevant.

NH POL 3 To protect designated Natural Heritage Area (NHA) sites, including proposed Natural Heritage Area sites (pNHA) and seek to develop linkages between designated sites and other non-designated sites of ecological importance, where feasible and as resources permit.

NH POL 5 To ensure that development does not have a significant adverse impact on plant, animal or bird species or habitats protected by law, subject to satisfactory mitigation measures.

Section 11.10 Trees, Woodlands & Hedgerows

Section 11.10 of the Plan sets out the following policy for the protection of trees, woodlands and hedgerows for landscape and biodiversity value:

TWH POL 4 To protect and preserve existing hedgerows and minimise their removal. Where their removal is necessary, to seek their replacement with new hedgerow material native to the area.

Section 13.2.5 Appropriate Assessment

Section 13.11 Residential Development in Rural Areas

Section 13.11 of the Leitrim County Development Plan 2023-2029 refers to Materials and Detailing and states as follows:

- *The detail, texture, colour, pattern, and durability of materials of the proposed development should be sustainable and of a high quality, and sensitive to its proposed location*
- *Local stone (sandstone/limestone-area specific) and render such as stucco, traditional lime render or lime wash, rough cast render or napped render finish and glass is encouraged. Metal cladding such as copper, timber shingle, self-finished modern renders, and painted timber finish may be acceptable in certain instances or in cases where the design solution calls for an accent material. Brick and stone cladding which clearly reads as non-structural and non-Local Stone or dashes and cladding and other metal or timber finishes which give an engineered or artificial appearance will generally not be permitted*
- *Where contemporary materials are proposed they should complement and harmonise with traditional materials*
- *Simple design forms and roof designs with narrow spans (gable-widths) and pitches/profiles are preferable*
- *Particular attention should be paid to the solid to void ratio of windows and doors. Openings should be proportionate to complement the style of the building, and*
- *Decorative fascia and box end soffits should be avoided.*

Section 13.16.4 Entrances and Sightlines

Section 13.17.3 Domestic and Commercial Wastewater Treatment requires as follows:

For domestic dwellings, site assessment and the design of wastewater treatment systems and percolation areas shall conform with the 'Code of Practice for Domestic Waste Water Treatment Systems (Population Equivalent < 10)' (EPA, 2021). Commercial Wastewater Treatment systems, where deemed appropriate, must comply with the requirements of the 'Code of Practice Wastewater Treatment Manuals – Treatment Systems for Small Communities, Business, Leisure Centres and Hotels' (EPA, 1999). A detailed site investigation report, to include percolation and water table tests certified by a qualified person, should be provided with the planning application.

Summary of Key Planning Issues and Assessment

Local Need

The subject site is within a Low Capacity area for rural housing as defined in the Leitrim County Development Plan 2023-2029. The applicants must comply with the criteria outlined in RUR POL SET 3 of the Plan.

The application documentation states that the co-applicant, Stephen Rooney, grew up on this road, in the townland of Killanummery, and that both applicants are currently sharing the family home at this location and are being gifted the subject site from an uncle.

I consider that the applicants have demonstrated compliance with the qualifying criteria as a person with a demonstrable social need to live in this particular local rural area having spent a substantial period of their life in this area but I consider it appropriate that official documentation verifying their current address be submitted. There is a mobile home located nearby and I have concerns that the applicant's may be residing in this.

As per RUR SET POL 4, should planning permission be granted an occupancy condition shall be attached pursuant to Section 47 of the Planning & Development Act 2000, as amended restricting the use of the dwelling to the applicant or members of their immediate family, as a place of permanent residence. The period of occupancy will be limited to a period of 7 years from the date of first occupation.

There are no particular amenity designations affecting the subject site as designated in the Leitrim County Development Plan (2023-2029).

Design and Siting

Section 3.17.4 (Principles of Rural Housing Policy Framework) of the Leitrim County Development Plan (2023-2029) states as follows:

Rural housing proposals will be assessed according to:

- *the likely impact on the environment*
- *the visual impact on the landscape*
- *impact on heritage (both natural and man-made)*
- *traffic safety*
- *whether the housing demand is urban or rural generated, and*
- *a minimum site size of 3,000 square metres shall apply*

The proposed dwelling has a floor area of 189.15m² comprising 4 bedrooms and open plan kitchen living area. The proposed dwelling has a pitched roof with an overall height of 7.62 metres. The proposed garage is pitched roof gable fronted with overall height of 4.96 metres. The land is significantly elevated above the village of Dromahair and I am conscious that the rear of the property will be visible on approach from the village, along local primary road L-4260. It is likely that the existing spruce trees forming the rear site boundary will be felled due to their proximity to the proposed dwelling and in order to maximise views from the property. The proposed house is of modest design and would not be out of character with wider development. I consider it appropriate that the development be subject to a detailed landscaping plan to define the boundaries and ensure that there is sufficient planting along the north and east boundaries to assist in the integration of the house at this location. Any trees to be removed shall be clearly detailed and all proposed boundary treatments indicated. The finished floor level of the house and garage should be clearly noted on the plans.



Fig. 4 – View from rear boundary

Public Health

The agent advises that a percolation test was carried out with ‘T’ result 63.95 and ‘P’ result 42.06. The assessor recommends that the installation of a wastewater treatment system with a nominal capacity of 3m³ and certified in accordance with I.S.EN12566-3, the installation of two no. PuraFlo modules for use as a packaged tertiary treatment system and the installation of a 300mm deep gravel distribution area beneath the packaged tertiary treatment system. The 300mm gravel layer will be laid on top of the original ground and the PuraFlo modules will be located on top of the gravel layer. The proposed wastewater treatment system has been designed in accordance with the EPA Code of Practice Domestic Wastewater Treatment Systems (p.e.≤10) 2021.

Traffic Safety

All new entrances require clear and unobstructed sight lines to be provided in accordance with the minimum sightline requirement set out in Table 13.5 of the Leitrim County Development Plan 2023-2029.

Road Status	100km per hr	80km per hr	60km per hr (or less)
National Primary Roads & R280	215m	215m	80m
Regionally & Locally Important Roads	215m	160m	80m
Other Regional Roads	N/A	160m	80m
County Roads	N/A	120m*	70m

Table 13.5

Note: *Except where operational speed is 60kph or less, 90m may be considered satisfactory. These sight distances are measured at a height of 1.05 m above ground level from a point 3.0 m back from the edge of the carriageway to a point on the road 260 mm over the surface level of the road.

Sightlines of 80 metres in both directions from the proposed new vehicular entrance on to local secondary road L-8256 have been denoted on the site layout plan. In consideration of the new revised speed limit of 60km per hour on county roads sightlines of 70 metres are the acceptable standard. I consider that the required sightlines are achievable at the proposed entrance and that the proposed access is acceptable with effective visibility for both users of the entrance and users of the public road. The proposed vehicular entrance will not create a traffic hazard at this location and adequate sight visibility has been demonstrated.



Fig. 5 – Sightlines at local secondary road L-8256

Appropriate Assessment

The proposal has been assessed having regard to the requirements of the EU Habitats Directive. The Lough Gill Special Area of Conservation (SAC Site Code: 001976) is located approximately 200 metres west of the subject site. The proposed development has been screened for Appropriate Assessment (AA), and it has been determined that an AA is not required. See Appropriate Assessment (AA) screening report attached.

Environmental Impact Assessment

Having regard to the nature and scale of the proposed development and the absence of any connectivity to any sensitive location and the likely emissions therefrom, and the fact that the development proposed is not of a development type or class set out in Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended, it is concluded that there is no real likelihood of significant effects on the environment arising from the proposed development having regard to the criteria set out in Schedule 7 to the Planning and Development Regulations 2001, as amended. It is therefore concluded that EIA is not required.

Development Contributions

Section 6 of the Leitrim County Development Contribution Scheme 2023 applies a charge of €2,000 for rural houses with a floor area less than 200m². The proposed dwelling has a floor area of 189.15m².

Therefore, a development contribution of €2,000 applies to this development.

Recommendation

It is recommended that the following further information be requested:

1. The subject site is within a Low Capacity area for rural housing as defined in the Leitrim County Development Plan 2023-2029 where RUR SET POL 3 applies:

RUR SET POL 3 seeks to accommodate demand from existing members of the rural community for permanent residential development in Low Capacity Areas who have strong economic and social needs to the area and who are an intrinsic part of the rural community in which planning permission is being sought, subject to normal planning considerations and who satisfy the following criteria:

- a) *Persons with a demonstrable social need to live in a particular local rural area - Persons who have lived a substantial period of their lives in the local rural area (minimum 18 months) in which the house is proposed.*
- b) *Persons with a demonstrable economic need to live in the particular local rural area – Persons employed full-time in rural-based activity such as farming, horticulture, forestry, bloodstock or other*

rural-based activity in the area in which they wish to build or whose employment is intrinsically linked to the rural area in which they wish to build, such as teachers in rural schools or other persons who by the nature of their work have a functional need to reside permanently in the rural area close to their place of work, provided that they have never owned a house in a rural area.

All applicants for one-off rural housing will need to demonstrate compliance with the qualifying criteria of one of the above two categories unless otherwise specified as being located within an area where this Rural Housing Policy does not apply.

Applicants relying on the economic need criteria involving part-time occupations in farming or natural resources-related activities, will be required to submit sufficient evidence to demonstrate same, for example (but not limited to) a herd number or hours of activity as a farmer. It should be noted that in such instances, any part-time occupation in farming or natural resources-related activities shall be the predominant occupation to any non-farming or non-natural resources-related incomes.

Notwithstanding your submission, in order to satisfy RUR SET POL 3, you are requested to submit a site location plan identifying the property you currently reside in, and official documentation to verify this address. If you are residing in the nearby unauthorised mobile home, you are requested to detail your intentions with regard the removal of the structure.

2. You are requested to submit a detailed landscaping plan for the site. Site boundaries shall be clearly defined with native hedgerow and ensure that there is sufficient planting along the north and east boundaries to assist in the integration of the house at this location. Any trees to be removed shall be clearly detailed. This plan shall also indicate the finished floor levels of both the dwelling and garage.



Deirdre Lardner
Executive Planner
Date: 13/01/2026



Liam Flynn
Senior Executive Planner
Date: 13/01/2026



Appropriate Assessment Screening and Determination

STEP 1. Description of the project/proposal and local site characteristics:

(a) File Reference No:	25-60290Error! Reference source not found.Error! Reference source not found.
(b) Brief description of the project or plan:	As per planning report
(c) Brief description of site characteristics:	As per planning report
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	No
(e) Response to consultation:	N/A

STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

European Site (code)	List of Qualifying Interest/Special Conservation Interest	Distance from proposed development (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
Lough Gill SAC (001976)	https://www.npws.ie/protected-sites/sac/001976	500 metres	None	No
Please Select				
Please Select				

STEP 3. Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
Construction phase e.g. - Vegetation clearance - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration - Lighting disturbance - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site - Pests	No significant potential impacts.
Operational phase e.g. - Direct emission to air and water - Surface water runoff containing contaminant or sediment - Lighting disturbance	No significant potential impacts.

- Noise/vibration - Changes to water/groundwater due to drainage or abstraction - Presence of people, vehicles and activities - Physical presence of structures (e.g. collision risks) - Potential for accidents or incidents													
In-combination/Other	No significant potential impacts.												
(b) Describe any likely changes to the European site:													
- Examples of the type of changes to give consideration to include: - Reduction or fragmentation of habitat area - Disturbance to QI species - Habitat or species fragmentation - Reduction or fragmentation in species density - Changes in key indicators of conservation status value (water or air quality etc.) - Changes to areas of sensitivity or threats to QI - Interference with the key relationships that define the structure or ecological function of the site	No significant potential impacts.												
(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening? ☐ Yes ☒ No													
Step 4. Screening Determination Statement													
The assessment of significance of effects: Describe how the proposed development (alone or in-combination) is/is not likely to have significant effects on European site(s) in view of its conservation objectives.													
Having regard to the information on file, the nature and scale of the proposed development, its distance from European sites, the lack of direct connections with regard to the Source-Pathway-Receptor model, it is concluded that the proposed development, either alone or in-combination with other developments, is not likely to have any significant effects on any European site in view of its conservation objectives.													
Conclusion:													
	<table border="1"> <thead> <tr> <th></th> <th>Tick as Appropriate:</th> <th>Recommendation:</th> </tr> </thead> <tbody> <tr> <td>(i) It is clear that there is no likelihood of significant effects on a European site.</td> <td>☒</td> <td>The proposal can be screened out: Appropriate assessment not required.</td> </tr> <tr> <td>(ii) It is uncertain whether the proposal will have a significant effect on a European site.</td> <td>☐</td> <td> ☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission </td> </tr> <tr> <td>(iii) Significant effects are likely.</td> <td>☐</td> <td> ☐ Request NIS ☐ Refuse planning permission </td> </tr> </tbody> </table>		Tick as Appropriate:	Recommendation:	(i) It is clear that there is no likelihood of significant effects on a European site.	☒	The proposal can be screened out: Appropriate assessment not required.	(ii) It is uncertain whether the proposal will have a significant effect on a European site.	☐	☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission	(iii) Significant effects are likely.	☐	☐ Request NIS ☐ Refuse planning permission
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**Signature of Recommending
Planner:**



Date:

13/01/2026

Leitrim Planning Authority - Inspection Purposes Only!



Environmental Impact Assessment (EIA) Pre-Screening

Establishing if the proposal is a 'sub-threshold development'

File Reference No:	25-60290 Error! Reference source not found. Error! Reference source not found.
Development Summary:	As per Planning Report
Was a Screening Determination carried out under Section 176A-C?:	☐ Yes – No further action required ☒ No – Proceed to Part A

Part A - Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)

☐ Yes – specify class:	EIA is mandatory No screening required
☒ No	Proceed to Part B

Part B - Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)

☒ No, the development is not a project listed in Schedule 5, Part 2	No screening required
☐ Yes, the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold):	EIA is mandatory No screening required
☐ Yes, the project is of a type listed but is <i>sub-threshold</i> :	Proceed to Part C

Part C – If yes, 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

EIA Preliminary Examination:

The Planning Authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

	Comment:	Yes/No/Uncertain:
Nature of the development: <i>Is the nature of the proposed development exceptional in the context of the existing environment?</i> <i>Will the development result in the</i>		

production of any significant waste, or result in significant emissions or pollutants?		
Size of the development: Is the size of the proposed development exceptional in the context of the existing environment? Are there cumulative considerations having regard to other existing and/or permitted projects?		
Location: Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location? Does the proposed development have the potential to affect other significant environmental sensitivities in the area?		
Preliminary Examination Conclusion:		
Based on a preliminary examination of the nature, size or location of the development. (Tick as appropriate)		
☐ There is no real likelihood of significant effects on the environment. EIA is not required.	☐ There is real likelihood of significant effects on the environment. An EIAR is required.	☐ There is significant and realistic doubt regarding the likelihood of significant effects on the environment. Request the applicant to submit the Information specified in Schedule 7A for the purposes of a screening determination. Proceed to Screening Determination.
Signature of Recommending Planner:		
	Date:	13/01/2026