

Delegated Decision Report

Application No:	25/0308	Statutory Period Expires:	18th June 2025
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Site:	<i>Land Adjacent To South And East Of 136 Trinity View Caerleon Newport NP18 3SW</i>		
Proposal	<i>S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 16/0181 VARIATION OF CONDITIONS 01 (APPROVED PLAN AND DOCUMENT LIST), 02 (IMPLEMENTATION OF REPTILE MITIGATION STRATEGY), 03 (REPTILE MITIGATION STRATEGY) AND 18 (SITE CLEARANCE) OF PLANNING PERMISSION 15/0344 FOR A RESIDENTIAL DEVELOPMENT COMPRISING 4NO. DETACHED HOUSES TOGETHER WITH ACCESS, LANDSCAPING AND ANCILLARY WORK (RESUBMISSION OF PLANNING APPLICATION 14/1235). AMENDMENTS RELATE TO PLOT 4 ONLY AND INCLUDE RAISING OF GARAGE ROOF TO PROVIDE ANCILLARY ACCOMMODATION, CHANGES TO FENESTRATION INCLUDING ADDITIONAL OPENINGS AND INTERNAL LAYOUT CHANGES</i>		
Applicant:	<i>G McDonald</i>		
Type:	Renewals and Variation of Conditions	Ward:	Caerleon
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

- 1.1 Planning permission was granted in 2015 for 4no detached dwellings and associated works. Planning application 16/0181 was subsequently granted and this application was a S.73 application to vary approved conditions attached to the 2015 permission. The consent has been implemented, with some of the properties occupied and others nearing completion. This subsequent S.73 application seeks some changes to Plot 4 only.

2. SITE LOCATION AND CONTEXT

- 2.1 The site is located within the settlement boundary and is surrounded by residential development. The area is characterised by a mixed design of modern detached dwellings, having been developed over the last 40 years in a piece-meal fashion, with more modestly scaled older two storey dwellings to the west along Trinity View and newer three and four storey dwellings to the north and east in Pollard Close.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 As noted above, the proposed changes relate to Plot 4 only and include the raising of the garage roof to provide ancillary accommodation, changes to fenestration including additional openings and layout changes. Further details of the proposed changes are provided below.

4. RELEVANT SITE HISTORY

14/1235	RESIDENTIAL DEVELOPMENT COMPRISING 5NO. 4 BED DETACHED HOUSES, INDIVIDUAL ACCESS ARRANGEMENTS, LANDSCAPING AND ANCILLARY WORKS	Refused
15/0344	RESIDENTIAL DEVELOPMENT COMPRISING 4NO. DETACHED HOUSES TOGETHER WITH ACCESS, LANDSCAPING AND ANCILLARY WORKS (RESUBMISSION OF PLANNING APPLICATION 14/1235)	Granted with Conditions
16/0181	VARIATION OF CONDITIONS 01 (APPROVED PLAN AND DOCUMENT LIST), 02 (IMPLEMENTATION OF REPTILE MITIGATION STRATEGY), 03 (REPTILE	Granted with Conditions

	MITIGATION STRATEGY) AND 18 (SITE CLEARANCE) OF PLANNING PERMISSION 15/0344 FOR A RESIDENTIAL DEVELOPMENT COMPRISING 4NO. DETACHED HOUSES TOGETHER WITH ACCESS, LANDSCAPING AND ANCILLARY WORK (RESUBMISSION OF PLANNING APPLICATION 14/1235)	
23/0370	NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 16/0181 FOR VARIATION OF CONDITIONS 01 (APPROVED PLAN AND DOCUMENT LIST), 02 (IMPLEMENTATION OF REPTILE MITIGATION STRATEGY), 03 (REPTILE MITIGATION STRATEGY) AND 18 (SITE CLEARANCE) OF PLANNING PERMISSION 15/0344 FOR A RESIDENTIAL DEVELOPMENT COMPRISING 4 NO. DETACHED HOUSES TOGETHER WITH ACCESS, LANDSCAPING AND ANCILLARY WORK (RESUBMISSION OF PLANNING APPLICATION 14/1235). PROPOSED AMENDMENTS IN RELATION TO FENESTRATION ALTERATIONS AND 2 NO. REPLACEMENT DORMERS AT PLOT 2 ONLY	Approved with Conditions
23/0430	NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 16/0181 FOR VARIATION OF CONDITIONS 01 (APPROVED PLAN AND DOCUMENT LIST), 02 (IMPLEMENTATION OF REPTILE MITIGATION STRATEGY), 03 (REPTILE MITIGATION STRATEGY) AND 18 (SITE CLEARANCE) OF PLANNING PERMISSION 15/0344 FOR A RESIDENTIAL DEVELOPMENT COMPRISING 4 NO. DETACHED HOUSES TOGETHER WITH ACCESS, LANDSCAPING AND ANCILLARY WORK (RESUBMISSION OF PLANNING APPLICATION 14/1235). PROPOSED AMENDMENTS IN RELATION TO FENESTRATION ALTERATIONS, 2 NO. REPLACEMENT DORMERS AND GABLE WALL TO SADDLE ROOF AT PLOT 3 ONLY	Approved with Conditions
24/0035	NON-MATERIAL AMENDMENT TO VARY CONDITION 1 (APPROVED PLANS) OF 16/0181 VARIATION OF CONDITIONS 01 (APPROVED PLAN AND DOCUMENT LIST), 02 (IMPLEMENTATION OF REPTILE MITIGATION STRATEGY), 03 (REPTILE MITIGATION STRATEGY) AND 18 (SITE CLEARANCE) OF PLANNING PERMISSION 15/0344 FOR A RESIDENTIAL DEVELOPMENT COMPRISING 4 NO. DETACHED HOUSES TOGETHER WITH ACCESS, LANDSCAPING AND ANCILLARY WORK (RESUBMISSION OF PLANNING APPLICATION 14/1235). PROPOSED AMENDMENTS IN RELATION TO FENESTRATION ALTERATIONS AND 2 NO. REPLACEMENT DORMERS AT PLOT 4 ONLY	Approved with Conditions
24/0349	S73 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 16/0181 VARIATION OF CONDITION 01 (APPROVED PLANS) OF PLANNING PERMISSION 16/0181 (FOR VARIATION OF CONDITION 01 (APPROVED PLAN & DOCUMENT LIST), 02 IMPLEMENTATION OF REPTILE MITIGATION STRATEGY), 03 (REPTILE MITIGATION STRATEGY)	Granted with Conditions

25/0179	AND 18(SITE CLEARANCE)) OF PLANNING PERMISSION 15/0344 FOR A RESIDENTIAL DEVELOPMENT COMPRISING 4 NO. DETACHED HOUSES AND ANCILLARY WORK. PROPOSED REVISIONS IN RELATION TO PLOT 4 ONLY, WITH THE PROVISION OF AN AMENITY AREA BENEATH GARAGE TO INCLUDE CHANGES TO LEVELS AND ALTERATIONS TO THE REAR FENESTRATION WITH THE INTRODUCTION TWO BI-FOLD DOORS AND A LARGER DORMER WINDOW TO REAR ROOF SLOPE, ROOF LIGHT TO FRONT ELEVATION NON-MATERIAL AMENDMENT APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 16/0181 FOR VARIATION OF CONDITIONS 01 (APPROVED PLAN AND DOCUMENT LIST), 02 (IMPLEMENTATION OF REPTILE MITIGATION STRATEGY), 03 (REPTILE MITIGATION STRATEGY) AND 18 (SITE CLEARANCE) OF PLANNING PERMISSION 15/0344 FOR A RESIDENTIAL DEVELOPMENT COMPRISING 4 NO. DETACHED HOUSES TOGETHER WITH ACCESS, LANDSCAPING AND ANCILLARY WORK (RESUBMISSION OF PLANNING APPLICATION 14/1235). AMENDMENTS INCLUDE THE RE-LOCATION OF THE FRONT DOOR AND THE ADDITION OF ONE HIGH LEVEL ROOF LIGHT TO THE FRONT ELEVATION AND THE ADDITION OF TWO REAR ROOF LIGHTS TO THE ATTIC ROOM OF THE REAR ELEVATION IN PLOT 4	Approved with Conditions
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5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy SP1 Sustainability favours proposals which make a positive contribution to sustainable development.

Policy GP2 General Development Principles – General Amenity states that development will not be permitted where it has a significant adverse effect on local amenity in terms of noise, disturbance, overbearing, light, odours and air quality. Development will not be permitted which is detrimental to the visual amenity. Proposals should seek to design out crime and

anti-social behaviour, promote inclusion and provide adequate amenity for future occupiers. Policy GP4 General Development Principles – Highways and Accessibility states that development should provide appropriate access for pedestrians, cyclists and public transport along with appropriate car parking and cycle storage. Development should not be detrimental to the highway, highway capacity or pedestrian safety and should be designed to enhance sustainable forms of transport and accessibility.

Policy GP5 General Development Principles – Natural Environment states that proposals should be designed to protect and encourage biodiversity and ecological connectivity and ensure there are no negative impacts on protected habitats. Proposals should not result in an unacceptable impact of water quality or the loss or reduction in quality of agricultural land (Grades 1, 2 and 3A). There should be no unacceptable impact on landscape quality and proposals should enhance the site and wider context including green infrastructure and biodiversity.

Policy GP6 General Development Principles – Quality of Design states that good quality design will be sought in all forms of development. In considering proposals, a number of factors are listed which should be considered to ensure a good quality scheme is developed. These include consideration of the context of the site; access, permeability and layout; preservation and enhancement; scale and form of the development; materials and detailing; and sustainability.

Policy H2 Housing Standards promotes high quality design taking into consideration the whole life of the dwelling.

Policy H3 Housing Density seeks a density of at least 30 dwellings per hectare on sites of 10 dwellings or more.

Policy T4 Parking states that development will be expected to provide appropriate levels of parking.

Policy H4 Affordable Housing sets out the affordable housing targets for the four submarket areas within Newport. For new housing sites of fewer than 10 dwellings within the settlement boundary, and fewer than 3 dwellings within the village boundaries, a commuted sum will be sought.

Policy W3 Provision for Waste Management Facilities in Development states that where appropriate, facilities for waste management will be sought on all new development.

- 5.4 SUPPLEMENTARY PLANNING GUIDANCE
 - HOUSE EXTENSIONS AND DOMESTIC OUTBUILDINGS
 - PARKING STANDARDS SPG
 - PLANNING OBLIGATIONS SPG
 - NEW DWELLINGS SPG
 - WASTE STORAGE AND COLLECTION SPG
 - WILDLIFE AND DEVELOPMENT SPG

6. CONSULTATION RESPONSES

- 6.1 Local Highways Authority: The proposals already attracted the maximum parking requirements. There is no further impact and therefore no objection on highway related grounds.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 28th April 2025.

- 7.1 NEIGHBOURS: 2no objections have been received and are summarised below:

- The development is now an overdevelopment when compared with the original plans for plot number 4 and when also compared with plots 1 - 3 and 136 Trinity view. The raised roof section is exacerbated by the width of the plot, resulting in an excessive overall surface roof area that is not in keeping with other properties in the area.

- The proposals would reverse changes made to previous applications

- The cumulative effect of these changes is to transform a single-storey garage into a three-storey annexe. This latest proposal would mean that the annexe is the size of a detached

house in its own right, attached to what is already a substantial four bedroom house.

-The 2014 application was refused for reasons of overdevelopment with five detached houses considered too large for the site. With this application, plot 4 has grown to be the size of two large houses, with a floor area of approximately 400 sq m (compared to 150 sq m for a typical 4 bedroom detached house) and should be refused for the same reason.

-The application results in windows being positioned very close to the protected oak tree. Trees close to windows can lead to concerns about views being blocked and lack of sunlight.

-The ridge of what was just a garage will now be higher than the roof of the neighbouring plot 3 and very close to the height of the main house. Furthermore, the scale of the property (now 18m wide with three storeys along its entire width) is substantially larger than any of the neighbouring properties.

7.2 COUNCILLOR HUGHES: Expresses concerns about the progression of the development contrary to the approved plans and the retrospective nature of the application.

7.3 Highways: **Highway recommendation:**

No objection.

Highway Comments:

The proposals already attracted the maximum parking requirements. There is no further impact and therefore no objection on highway related grounds.

7.4 Planning Contributions Manager: The mix and type of dwellings proposed remain unchanged from the principal permission. As such, no s106 obligations are requested.

8. **ASSESSMENT**

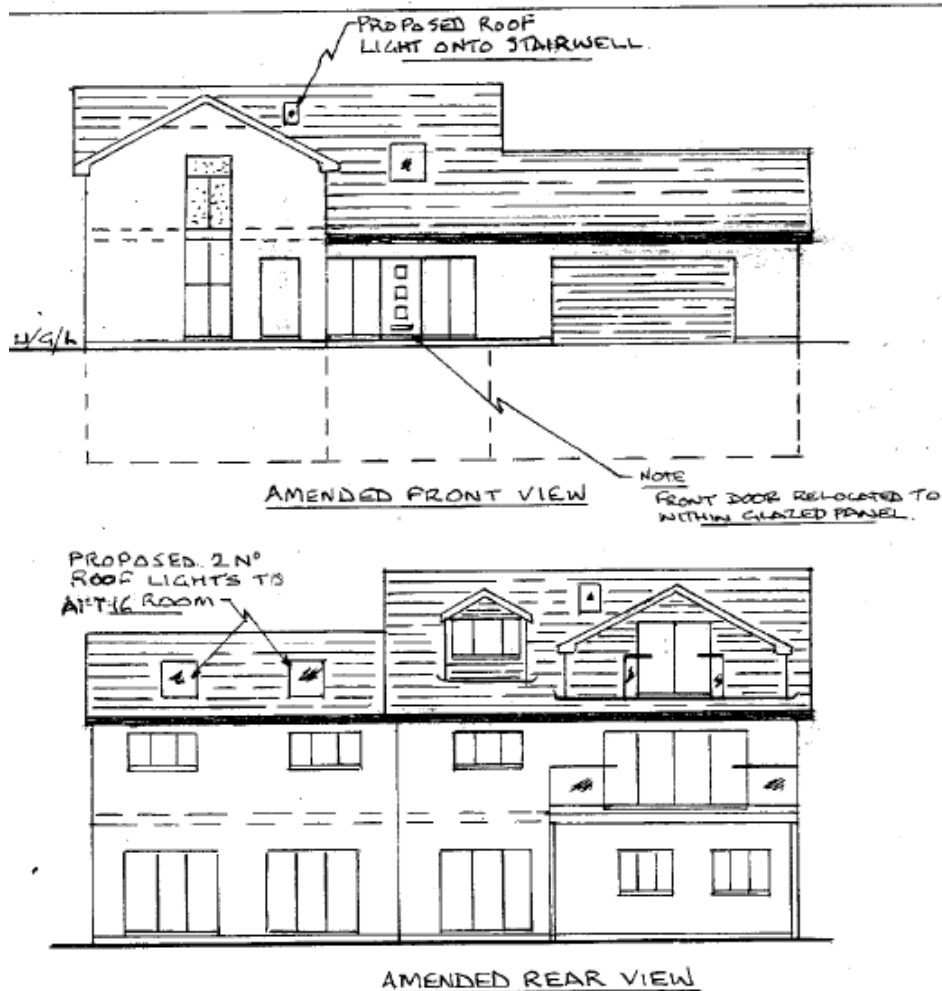
8.1 **Principle of Development:**

As noted above, planning permission has previously been granted for the dwellings and the consent has been implemented. As such the principle of the development is acceptable. This application seeks changes to Plot 4 only which are discussed further below.

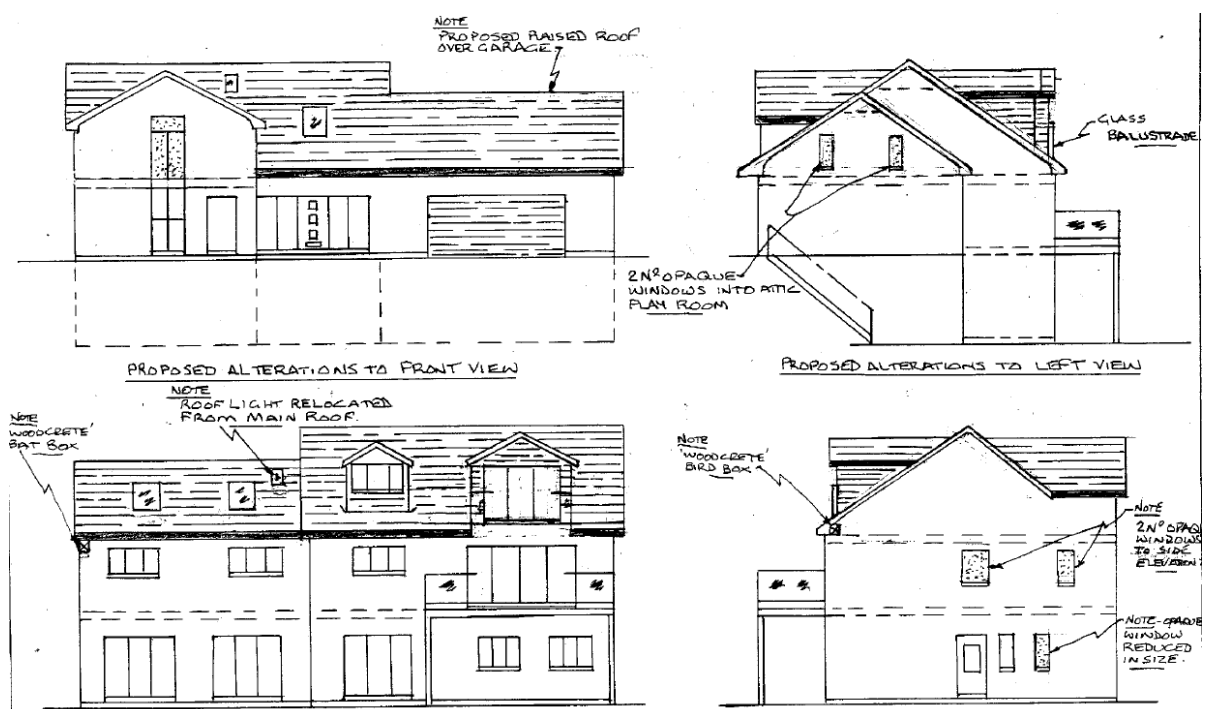
8.2 **Visual Amenity/ Character and Appearance;**

As can be seen from the planning history above, the scheme has been subject to changes consented by NMA's and a S.73 application.

8.3 The drawings below show the front and rear elevations as approved:



8.4 The drawings below show the changes proposed under this application, most notable an increase in the height of the garage roof:



8.5 Prior to planning permission being granted, planning permission for five dwellings at the site was refused for the following reasons:

1. *By reason of the site's location and the number of dwellings the proposals represent overdevelopment that would result in conflict with the Oak tree protected by TPO no. 16/2011 and an inadequate quality of amenity space for plot 5 due to overshadowing and overhanging from the protected tree. The proposals are contrary to GP2 and GP5 of the Newport Local Development Plan (2011-2026 Adopted January 2015).*
2. *By reason of the site location and layout and notably the presence of a bus lay-by across the points of access for some plots and the position of proposed accesses on or close to a bend, the proposals have an unacceptable impact on highway safety, contrary to Policies GP2 and GP4 of the Newport Local Development Plan (2011-2026 Adopted January 2015).*

8.6 The application was refused by Planning Committee members, contrary to the recommendations of officers and notably, the Council's Tree officer offered no objections. In terms of the scale and design of the proposed dwellings the officer report stated:

"Following the amendments to the scheme in terms of the reduction in the scale of the proposed dwellings it is considered that a reasonable balance has been struck when considering the significantly greater scale of the properties in Pollard Close. Notwithstanding this, it is considered that the new houses would predominantly be viewed in conjunction with the properties in Pollard Close as the eye is drawn to them when viewed from Lodge Road due to their proximity. Furthermore, as stated above the ridge heights of the new dwellings would be lower than that of the properties in Trinity View as the existing stepping down of the ridges would be continued so that plot 1 would be over 6m lower than 136 Trinity View." And with regard to the relationship between the properties and the protected Oak Tree the officer report stated:

"There is a mature Oak tree located adjacent to the side boundary of no.136 Trinity View. The proposed development has been designed having regard to the presence of this tree and at the request of the Council's Tree Officer the Oak tree would be outside of residential curtilage (to the rear of plot 5) and whilst the canopy of the tree would overhang part of the garden of the new dwelling, the Tree Officer is satisfied that sufficient distance would be maintained between the new dwellings and the tree so as not to comprise the tree's health."

8.7 Subsequent to the refusal, application 15/0344 was submitted with the number of dwellings reduced from five to four. It was noted during the consideration of that application that the dwelling sited nearest the protected Oak tree (Plot 4) has been moved further away from the tree.

8.8 Objections have been received from neighbouring residents relating to the scale of the proposals and specifically the increase in the size of the garage. A neighbour has referred to the cumulative effect of these changes which they consider transforms a single storey garage into a three-storey annex and would be tantamount to a detached house. However, whilst the garage roof is increasing in height, the size of the footprint of the property is not increasing. The height of the garage roof as approved is approximately 4.4m and the height of the garage as proposed under this application would be 5.8m. Whilst increasing in height the ridge of the garage would still be noticeably lower than the ridge height of the main house and would retain a subordinate appearance. The approved scheme includes a playroom and workshop at ground floor level with windows serving these rooms in the rear elevation. The revised scheme includes additional accommodation at lower ground floor level and within the roof space of the garage. The attic room would be served by roof lights, and the lower ground floor would be served by two sets of double doors. Given that the footprint of the building is not increasing, these windows would be no closer to the Oak Tree than the approved windows at ground floor level in the rear elevation and are not considered to result in any increased conflict with the Oak Tree.

8.9 Other changes include 2no obscure windows in the west side elevation at upper floor level to serve the attic room, 2no opaque windows at ground floor level in the eastern side elevation and one at lower ground floor level in this elevation is to be reduced in size. An additional

rooflight is proposed in the rear roof slope of the attic. The addition of these windows is not considered to result in an adverse impact to the visual amenity of either the dwelling or the street scene.

8.10 Residential Amenity:

As noted above, the footprint of the development is not increasing and the separation distances as approved would be retained. The closest neighbour to the garage serving Plot 4 is no.136 Trinity View and a distance of 7m would be retained between the side elevation of the garage and the intervening boundary and 11m between the side elevation of the garage and the side elevation of this property. Given these distances, it is not considered that the increase in the height of the garage roof would result in an adverse impact to neighbouring privacy or amenity.

- 8.11 With regard to the additional windows proposed in the western side elevation, the Council's New Dwelling SPG specifies a distance of at least 10m between upper floor windows and intervening boundaries (although this does not strictly apply to side windows). In any case this distance would be exceeded and in any case all of the proposed new windows are proposed to be obscure and the Council can control this by condition.

8.12 Movement:

The proposals do not affect matters relating to movement or access.

8.13 Biodiversity:

Details of ecological enhancement has been provided in line with the requirements of Planning Policy Wales Edition 12, a bird and bat box are proposed and are considered to be sufficient in this instance. Their provision can be controlled by condition.

8.14 Archaeology:

The site is located within an archaeologically sensitive area. However, given the consented scheme it is not considered that the proposals would result in an substantially altered impact in terms of the archaeological resource.

8.15 Other Matters

The original permission was not subject to a S.106 legal Agreement. The Council's Contributions Manager confirms that as there is no change to the mix or type of dwellings, then no obligations are requested as part of this application.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;

- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. **CONCLUSION**

10.1 The proposals are considered to be acceptable in terms of design and would not result in an adverse impact to visual amenity of the property or the wider street scene. Furthermore, the proposals are not considered to result in an adverse impact to neighbouring amenity or protected tree features.

10.2 The application is granted subject to the following conditions.

11. **DECISION**

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: GVA/SLP/01, 2039-1-NPA-23D, 2039-1-NPA-03E, 2039-1-NPA-26B, 2039-1-NPA-25B, 2039-1-NPA-24A, 2039-A-NPA-02, 2039-1-NPA-27C, 2039-1-NPA-04, 2039-1-NPA-05, 2039-1-NPA-06, 2039-1-NPA-07, 2039-1-NPA-04, 2039-1-NPA-05, 2039-1-NPA-06, 2039-1-NPA-07, 2039-1-NPA-08, 2039-1-NPA-09, 2039-1-NPA-10, 2039-1-NPA-11, 2039-1-NPA-12, 2039-1-NPA-16, 2039-1-NPA-17, 2039-1-NPA-2, Tree Protection and Works Statement 1st April 2015, Arboricultural Implications Assessment dated 6th November 2014, Reptile Mitigation Strategy December 2015, Reptile Survey Report December 2014, Extended Phase 1 Habitat Survey October 2012, Design and Access Statement, Schedule for Tree Protection, Tree Work Specification and Method Statement – Revision A (Cardiff Treescapes - 1st April 2015), Tree Protection Plan - Revision D (Cardiff Treescapes – April 2015), 4.16B, 4.15.

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

Pre-Occupation

02 Prior to the first occupation of Plot 4 hereby approved, biodiversity enhancement shall be implemented in accordance with the approved details. Thereafter the biodiversity enhancements shall be permanently retained.

Reason: In the interest of protected species, in accordance with Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

General conditions

03 The access, parking provision and general arrangement shall be carried out strictly in accordance with the details shown on the approved plans before the dwellings hereby permitted are first occupied and then maintained in such a state thereafter. For clarity no additional access points may be created on to Trinity View other than that shown in the approved drawings.

Reason: In the interests of highway safety.

04 The garages hereby permitted shall only be used for the parking of private motor vehicles and for no other purpose, including any other purpose incidental to the enjoyment of the dwelling houses.

Reason: To ensure that adequate on-site parking is retained in the interest of highway safety and residential amenity.

05 The surface of the driveways / private drive / shared access to serve the dwellings hereby approved shall be hard paved and shall be maintained in that state in perpetuity.

Reason: In the interests of highway safety.

06 The additional openings shown on the eastern and western side elevations of Plot 4 as hereby approved shall be obscure glazed at the time of installation and shall remain thus in perpetuity.

Reason: In the interests of neighbouring amenity in accordance with Policy GP2 of the NLDP.

NOTE TO APPLICANT

01 This decision relates to plan Nos: 03, 4.16B, 4.15.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, GP2, GP4, GP5, GP6, H2, H3, T4, H4 and W3 were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.