

EIA - Preliminary Examination

An Bord Pleanála Case Reference	308551-20		
Development Summary	Conversion of Talbot Mall into a Supermarket with ancillary bakery and part off-licence sales area.		
Examination			
		Yes / No / Uncertain	
1. Is the size or nature of the proposed development exceptional in the context of the existing environment?		No	
2. Will the development result in the production of any significant waste, or result in significant emissions or pollutants?		No	
3. Is the proposed development located on, in, adjoining or have the potential to impact on an ecologically sensitive site or location*?		No	
4. Does the proposed development have the potential to affect other significant environmental sensitivities in the area?		No	
Comment (if relevant) Having regard to the nature and scale of the development and the absence of any significant environmental sensitivity in the vicinity and the absence of any connectivity to any sensitive location, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.			
Conclusion			
Based on a preliminary examination of the nature, size or location of the development, is there a real likelihood of significant effects on the environment **?			
There is no real likelihood of significant effects on the environment	EIAR not required	X	
There is significant and realistic doubt in regard to the likelihood of significant effects on the environment	Screening Determination required		
	Sch 7A information submitted?		
There is a real likelihood of significant effects on the environment	EIAR is required (Issue notification)		

* Sensitive locations or features include SAC/ SPA, NHA/ pNHA, Designated Nature Reserves, and any other ecological site which is the objective of a CDP/ LAP (including draft plans)

** Having regard to likely direct, indirect and cumulative effects

Inspector Máire Daly

Date: 03rd March 2021

DP/ADP _____ **Date:** _____

(only where EIAR/ Schedule 7A information is being sought)

* Including changes or extensions to existing or permitted development