



An  
Bord  
Pleanála

## Inspector's Report

### ABP-319807-24

<b>Development</b>	2 no. retail shops, signage, loading area, service yard with entrance gates, 1800mm walls and associated site works.
<b>Location</b>	Callenders Mill, Celbridge, Co. Kildare
<b>Planning Authority</b>	Kildare County Council
<b>Planning Authority Reg. Ref.</b>	24/85
<b>Applicant(s)</b>	Aidan Henry
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Refusal of permission
<b>Type of Appeal</b>	First Party v Refusal of Permission
<b>Appellant(s)</b>	Aidan Henry
<b>Observer(s)</b>	Helen Rice and Simon Corbett
<b>Date of Site Inspection</b>	28 <sup>th</sup> August 2024
<b>Inspector</b>	Aisling Mac Namara

## **1.0 Site Location and Description**

- 1.1. The site is located at Callenders Mill, Celbridge, Co. Kildare. It is located near the corner of Callenders Mill and Hazelhatch Avenue within an established residential area and is approximately 800m from Cellbridge town centre. The area of the site is 0.042ha and it has an irregular shape.
- 1.2. The site is currently grassed and visually reads as part of the larger public open space that it adjoins. It is overlooked by a row of two storey suburban houses located opposite the site.
- 1.3. The western boundary of the site adjoins Callenders Mill public road and the lower eastern part of the boundary is flanked by a walkway / cycle track running through Callenders Mill to Hazelhatch Avenue. There is a bank of trees and hedge that mark the northern and upper part of the eastern boundary and there is a service building located close to the northern boundary between the site and Hazelhatch Avenue. The site contains 5 existing car parking spaces.

## **2.0 Proposed Development**

- 2.1. Permission is sought for:
  - the construction of two single storey retail shops each with a floor area of 44sqm,
  - associated works including signage, loading area, service yard with entrance gates, 1800mm walls,
  - customer parking which is existing on site.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

The planning authority issued a notification of decision to refuse permission for one reason which stated that having regard to the pattern of development in the area, the setting, inadequate information submitted, poor layout and design, impact on trees and landscaping, the proposed development would result in a haphazard form of

development on a restricted site and would seriously injure residential amenity and depreciate value of property in the vicinity and which would result in substandard development and set an undesirable precedent.

### **3.2. Planning Authority Reports**

#### **3.2.1. Planning Reports**

- The Kildare County Council planners report sets out the basis for the decision. The key issues raised in the assessment relate to zoning and policy, siting and design and car parking. The assessment notes that the site is zoned 'Existing Residential / Infill' under the local area plan, and whilst is not part of the original permitted open space for the overall residential scheme, it has effectively been used as greenspace for c 15-20 years. The assessment finds that notwithstanding previous permissions to grant retail use at this site under PRR03/334 and PRR04/1371, the development is not an appropriate form of development at this restricted location. Concerns were raised regarding inactive frontage to the eastern boundary, the impact on the existing open space and public realm, the impact on the visual amenity of the area and the residential amenity of nearby properties. The planner recommended refusal of permission as per the decision.

#### **3.2.2. Other Technical Reports**

- Transport Department – no objection, recommended conditions - construct a 1.8m footpath along site frontage and also connect to the existing footpaths north and south of the site, install tactile paving and dropped kerbs at crossing points, provide 5 no. cycle parking spaces, surface water to be attenuated with SUDS.
- MD Engineer – recommendations regarding management of surface water.
- Environment Section – recommendations regarding waste management, water services, noise, emissions, surface water.
- Water Services – recommendations regarding management of surface water.
- EHO – recommended conditions relating to emissions, ventilation, waste and pest control, food hygiene.

- Fire Service – no objection

### 3.3. Prescribed Bodies

Uisce Eireann – Further information requested – pre connection enquiry required.

### 3.4. Third Party Observations

One third party observation was received from Helen Rice and Simon Corbett. The key issues can be summarised as follows:

- Concerns with respect to negative impact on the area, traffic safety and obstruction of road, impact on play space, customers parking in the existing parking spaces which have been used by residents, design of yard not accessible to delivery vehicles, anti social behaviour, littering.

## 4.0 Planning History

The following is the planning history specific to the appeal site:

- P.A. 22/761, ABP 314568-22 - permission for erection of three bed two storey dwelling refused by ABP for the following reason:

The proposed development is located in an area where the stated Zoning Objective in the Celbridge Local Area Plan is 'B Existing Residential / Infill, to protect and enhance the amenity of established residential communities and promote sustainable intensification'. Having regard to the proposed location of the dwelling within an existing area of public open space and the substandard design, setting and configuration of the dwelling itself, it is considered that the proposed development would constitute haphazard development and result in an unacceptable loss of this residential amenity within the area. The proposed development would, therefore be contrary to the zoning objective and to the proper planning and sustainable development of the area.

- P.A. 14/89 – permission refused by the planning authority for the construction of new two-storey building consisting of pre-school and educational / training use to ground floor and two bedroom apartment to first floor. The application was refused for one reason relating to scale of development deficient in car parking provision and resulting traffic congestion which would be injurious to residential amenity and endanger public safety by reason of traffic hazard and obstruction of road users
- P.A.10/53 – permission granted by the planning authority for the construction of a single storey retail building consisting of two units (total floor area c 84sqm) and service yard on site of c 0.094 acres (0.038ha)

The following is the 'parent' permission for the overall residential development on 10.62 acre at Simmonstown. The appeal site is located within the overall development. The drawings show the appeal site identified as "possible site for shop subject to separate application". The matter is the subject of condition no. 4.

- P.A. 03/334, ABP PL 09.203970 (relating to conditions) - grant permission for residential development of 115 dwellings.

Condition 4: "Within six months of the date of final grant of permission the applicant shall submit a separate planning application for the proposed Creche and shop at the locations indicated on drawings and details submitted on 2/7/03. Reason: To provide sufficient facilities to cater for the development and to comply with the provisions of the Childcare Guidelines, in the interests of clarity and proper planning and sustainable development."

The following relate to land at Callenders Mill located approximately 150m to the north west of the appeal site:

- P.A. 04/1371 – permission granted by the planning authority for the construction of a single storey retail building consisting of two units (total floor

area c 84sqm) and service yard on site of c 0.07 acre and single storey creche (floor area c 139sqm)

- P.A. 17/711 – permission granted by the planning authority for a childcare creche facility at Callenders Mill, Celbridge.
- P.A. 21/828 – permission refused by planning authority for revisions to PRR17/711 to create a new neighbourhood convenience unit at Callenders Mill, Celbridge. The application was refused because it would preclude the development of a childcare facility contrary to objectives in the county development plan and Ministerial Guidelines for the provision of childcare facilities in residential areas and would contravene condition 4 of PRR03/334. The decision of the planning authority was appealed. An Bord Pleanala made a decision to grant permission under ABP - 311919 -21. That ABP decision was the subject of a judicial review and the decision was quashed by the High Court.
- P.A. 23/347, ABP 318337-23 – permission granted by ABP for a new childcare facility of c 254 sqm at Callenders Mill, Celbridge

## **5.0 Policy Context**

### **5.1. Celbridge Local Area Plan 2017-2023**

The subject site is zoned B – Existing Residential / Infill under the Celbridge Local Area Plan 2017-2023 (expired) with the stated objective “To protect and enhance the amenity of established residential communities and promote sustainable intensification.” Note that the planning authority’s website indicates that Kildare County Council will have regard to this plan until such time as it is reviewed or another plan is made.

Shops (convenience) is open for consideration in the zoning matrix.

### **5.2. Kildare County Development Plan 2023-2029**

Chapter 8 Urban Centres and Retail

### Overarching retail objectives

- RET011: Support existing retail facilities and to facilitate the provision of new facilities as appropriate where such proposals are in accordance with the Retail Planning Guidelines, the Regional Retail Strategy, the Core Strategy and Settlement Strategy and the proper planning and sustainable development of the area.

### County Retail Hierarchy

- Celbridge is a Level 3 town centre (Key Service Centre)
- 'Corner shops / Small Villages' are Level 5

### Sequential Approach

- RET015: Guide retail development to town and village centres in the first instance where practical and viable in accordance with the Sequential Approach as set out in Section 8.5 above, in order to ensure that the vitality and viability of existing town and village centres is sustained and strengthened.

### Enhanced Vitality and Vibrancy of Towns and Villages

- RET064 Ensure that the best quality of design is achieved for all new retail development and that it respects and enhances the specific characteristics of the towns and villages' townscape, streetscape and heritage with particular attention to its scale and the architectural quality of the façade, shopfront design, fascia/nameplate and external finishes.

### New neighbourhood centres

- RET 065: Consider the impact any new neighbourhood centre would have on the vitality and vibrancy of the county's Core Retail Areas (see Maps V1 - 8.1 to 8.11) and to only consider where they would complement and not compete with the established Core Retail Areas
- RET067: Implement the 10-minute settlement concept when preparing local area plans to ensure land is zoned for the provision of neighbourhood retail centre uses within reasonable walking and cycling distance of newly planned neighbourhoods.

## Criteria for Assessing Retail Proposals

- RET086: Assess all applications for all retail development in accordance with the criteria set out above and in Chapter 15, Development Management Standards of this Plan.

### Chapter 15 Development Management Standards

#### 15.13 Retail Development

### 5.3. **Other Policy Guidance**

Retail Planning Guidelines for Planning Authorities, Department of Environment, Community and Local Government 2012.

Relevant sections include:

- Chapter 4 Retailing and Development Management
- 4.11 Assessment of Specific Categories of Retail Development
- 4.11.6 Local Retail Units
- Retail Design Manual

### 5.4. **Natural Heritage Designations**

None relevant

### 5.5. **EIA Screening**

6.0 Having regard to the nature, size and location of the proposed development and to the criteria set out in Schedule 7 of the Regulations I have concluded at preliminary examination that there is no real likelihood of significant effects on the environment arising from the proposed development. EIA, therefore, is not required.

## 7.0 **The Appeal**

### 7.1. **Grounds of Appeal**

The grounds of appeal can be summarised as follows:



- This subject application is submitted on foot of a recent decision under PRR22/761 (ABP 314568-22) to refuse permission for a dwelling house. Under that application, the planning authority refused permission for a reason related to the fact that the development proposal contravened condition 4 of parent permission PRR03/334 which required that the site be used for a creche and retail unit. The subject application addresses this issue however the proposal for retail use has now been refused by the planning authority.
- Both residential and retail uses are permitted uses as per the zoning plan and both uses have been refused by the planning authority.
- The decision of the planning authority and its regard to the zoning objectives of the development plan is unclear.

## **7.2. Planning Authority Response**

The planning authority has responded to the grounds of appeal by stating that it confirms its decision.

## **7.3. Observations**

The issues raised by the observers are:

- concerns regarding traffic safety;
- adverse impact on the public green space – the open space has been used and maintained by residents for c 20 years – is used for play etc;
- concerns over destruction of trees, hedges and wildlife;
- site is not suitable for this form of development;
- parent permission 03/334 is now out of date;
- questions whether the development of retail at the site would be commercially viable; and
- will impact on residents' enjoyment of property.

## **7.4. Further Responses**

Development Applications Unit notes that recorded monument KD0114-063 (enclosure) is in the vicinity. The submission stated that the site is sufficiently distanced (c 125m) from the recorded monument and is of a scale so as to adequately mitigate potential for impacts or effects on the monument and its setting.

## **8.0 Assessment**

Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, and inspected the site, and having regard to relevant policies and guidance, I consider that the main issues in this appeal are as follows:

- Precedent
- Zoning
- Appropriateness of retail use
- Siting, layout and design
- Access and car parking
- Appropriate assessment screening

### **8.1. Precedent**

- 8.1.1. The appeal makes reference to a previous decision of the planning authority to grant permission under P.A. 03/334 (PL09.203970) for a housing development under which condition 4 required that shops be provided at this subject site subject to the submission of an application for permission for same.
- 8.1.2. In this regard, it is considered that each application should be assessed and determined on its own merits having regard to the sensitivity of the receiving environment and the specifics of the proposed development. I also note that considerable time has passed since the granting of P.A. 03/334 with new national and local planning policies and objectives now in place and a change in the

development context of the surrounding area. As such, I do not consider that the P.A. 03/334 decision sets any precedent for a decision on the subject proposal.

- 8.1.3. Similarly, I do not consider that the decisions by the planning authority to grant permission for retail buildings under P.A. 10/53 and P.A. 04/1371 set a precedent for the making of decision on the subject proposal. The subject proposal is to be considered having regard to the current objectives and development context.

## **8.2. Zoning (potential new issue)**

- 8.2.1. The proposal is for permission for two retail shops on the site. The site is within an existing residential area. Under the Celbridge Local Area Plan 2017-2023, the site is zoned B (Existing residential / Infill), the objective of which is 'To protect and enhance the amenity of established residential communities and promote sustainable intensification'. In this zoning, 'shops – convenience' is open for consideration.
- 8.2.2. The status of the zoning objective requires consideration. The Celbridge Local Area Plan 2017-2023 was adopted in August 2017. A planning authority is required to send notice of a proposal to make a new local area plan every six years after the making of the previous local area plan or they can publish a notice to extend the period of the plan for up to five years. No new local area plan has been made and there is no information available to indicate that the 2017 plan has been extended. The process of making a new local area plan has not formally commenced and there is no draft local area plan. A statement on the Council's website states that the Council will continue to have regard to the 2017 local area plan until it is reviewed or another plan is made.
- 8.2.3. Section 18(3)(a) of the Planning and Development Act 2000 (as amended) states that the Board shall have regard to the provisions of any local area plan prepared for the area to which the application relates. As set out above, it is unclear if the existing local area plan is still in force. In any case, for the purposes of considering the application, I consider that it is reasonable to note that the site is on lands zoned 'existing residential / infill'.

- 8.2.4. I note that the planning authority has previously granted permission for small scale retail on this site under P.A.10/53 and in this area under P.A. 04/1371. The planning authority determined that a proposal for shops is acceptable in this residential area and that the development would deliver local shops for the community as per condition 4 of the original permission P.A. 03/334 and that therefore the proposed development is acceptable on lands zoned for residential use.
- 8.2.5. I also note P.A. 21/828 (pre-expiry of the LAP) which relates to a similar proposal for neighbourhood convenience shops at a site c 150m from the appeal site. As part of that application, it was proposed to revise a previous permission to allow for a new neighbourhood convenience unit within green open space lands also located in an area zoned RE Existing residential / infill. The planning authority refused permission. The decision was appealed to An Bord Pleanála wherein the Board decided to grant permission, however that decision was quashed at judicial review.
- 8.2.6. The status of the local area plan and zoning objective remains unclear and having regard to the substantive reason for refusal (as considered below), it is not proposed to pursue this matter further, which may potentially be a new issue.

### **8.3. Appropriateness of retail use**

- 8.3.1. There are a number of objectives set out in Chapter 8 of the Kildare County Development Plan 2023-2029 that relate to retail development. Objective RET011 supports the provision of new retail facilities in accordance with the Retail Planning Guidelines and objectives RET015 and RET065 support the application of the 'sequential approach' in considering retail proposals and requires that consideration be given to the impact that new neighbourhood facilities have on the vitality and vibrancy of the county's core retail areas. In the County Retail Hierarchy, Celbridge is a level 3 town centre and 'corner shops' are level 5. I consider that the proposed development would fall under the level 5 category 'corner shops'. I note the thrust of objective RET067 which promotes the '10-minute' settlement concept whereby neighbourhood retail centre uses are promoted within reasonable walking and cycling distance of newly planned neighbourhoods. In this vein, Objective RET011

Section 4.11.6 of the Retail Planning Guidelines state that corner shops serving residential areas perform an important function in urban areas. A key consideration is to promote local shops within reasonable walking and cycling distance of newly planned neighbourhoods.

8.3.2. This site is located about 850m walk from the town centre and c 1km walk from Hazelhatch Tesco Express. Whilst I acknowledge that these centres are within reasonable walking distance for residents, I accept that historically it was envisaged that a local shop would be provided within the new residential development in this area and that none has yet been provided. I consider that the surrounding community would benefit from the enhanced accessibility of a local corner type shop within close proximity and easy walk of their dwellings.

8.3.3. Having regard to the small size of the proposed shop units, to the nature of the surrounding residential area and to the distance to the nearest shops and services, it is my opinion that the proposal for small local shops to service this local community would not undermine the role and function of higher order centres including the town centre or neighbourhood centres.

8.3.4. In conclusion, I consider that the proposed retail use is acceptable and is in accordance with objectives RET015 and RET065 in the county development plan and Retail Planning Guidelines to support the development of small scale corner type shops to serve the needs of a local residential community and that the vibrancy and vitality of other higher order centres would not be impacted.

#### **8.4. Siting, layout and design**

8.4.1. Objective RET064 of the county development plan promotes quality design for all new retail developments and which respects and enhances the characteristics of the streetscape and heritage.

8.4.2. The site is a part of the existing central public open space area serving the surrounding residential development. The development is on a restricted small site that has an irregular shape. The site and building are set back from Hazelhatch

Avenue which is the main road linking through the Simmonstown area. The building is proposed to be located behind an existing service building, bank and trees and has a blank rear elevation facing towards the main open space located east of the line of trees and hedge. The building does not have a frontage to Hazelhatch Avenue and therefore would not be visible in views on the main approach from the surrounding area and would not be visible from the main open space. It is therefore my opinion that the building therefore fails to make a positive visual impression on the surrounding area for which it is to be a focal point.

- 8.4.3. The planners report indicates that whilst the subject site does not form part of the original permitted open space for the overall residential scheme it has been greenspace for c 15-20 years. The houses on Callenders Mill face directly onto the site and it is an attractive grassed and planted area that is large enough to provide for play and recreation. In my opinion, the loss of this open space would diminish the amount of space available for recreation and would result in the loss of the existing attractive outlook for these properties and therefore the loss of the green space would negatively impact on the existing residential amenity enjoyed by these properties.
- 8.4.4. The south / side elevation of the proposed building would be visible in views on approach to the site from the southwest including users of the pedestrian and cycle link via the open space. I consider that the existing trees and open space currently provide an attractive aspect in this location and that the proposed new building with service yard and walls would present an unattractive aspect and would block the existing uninterrupted view across the open space and towards the existing trees. Furthermore, the building has limited set back from the road and the design fails to incorporate adequate measures to provide an attractive public realm.
- 8.4.5. The building is to be constructed within 1.3m to 2.6m of the existing planting and will impact on the existing newly planted trees near the road edge. The planting along the boundary of the site is a small section of a linear band of original hedgerow running through this surrounding area. No assessment is submitted showing the impact of the development on the existing planting. In the absence of this, I have

concerns that the development would damage the existing planting and this would adversely impact on natural heritage of the site.

- 8.4.6. Having regard to the poor visual connection with the area, the adverse impact of the development on the existing open space and the cramped configuration of the development site with absence of public realm design measures and potential for impact on the existing trees, I consider that the development would represent haphazard development, is of poor quality design and would have a negative impact on the character of the area and would adversely impact on the residential and visual amenities of the area, such that refusal of permission is recommended.

#### **8.5. Access and car parking**

- 8.5.1. The development is to be served by 5 no. existing car parking spaces shown within the site boundary. The houses at Callenders Mill are provided with on site parking and therefore the parking needs of residents are adequately provided for. The five spaces within the site are supplementary spaces and the use of these spaces for the proposed development is therefore acceptable. The quantity of spaces is acceptable having regard to the scale and nature of the proposed development. The spaces are existing spaces and therefore present no new traffic hazard issues.
- 8.5.2. From an inspection of the site and the existing layout and design of the roads and junctions including the moderate traffic levels on the roads, I consider that the surrounding road network has capacity to accommodate the additional traffic associated with the development without new traffic hazard or obstruction issues.
- 8.5.3. The development description refers to a loading bay. The exact layout and design of this loading bay is unclear. Should permission be granted, a condition should be attached requiring final details to be agreed prior to development.
- 8.5.4. The development management standards set out in Chapter 15 of the county development plan indicates that retail developments should be highly accessible for pedestrians and cyclists. It is proposed to construct a new footpath along the western edge of the site that is shown extending outside of the site boundary linking to the existing footpath. It is not clear that the applicant has sufficient interest in

these lands outside of the site to extend the footpath. The proposed footpath within the site terminates near the parking area and does not connect to the existing paths. In sections, the proposed new footpath is about 1m in width which is below the minimum 1.8m standard as per the Design Manual for Urban Roads and Streets. I therefore consider that the width is substandard and fails to properly provide for the needs of pedestrians. In terms of cycling, no connection is shown to the existing cycle path and there are no facilities provided for the storage of cycles.

- 8.5.5. In conclusion, I consider that the design does not provide adequately for access to the development by walking or cycling and that that the development fails to connect adequately to the surrounding area.

## **8.6. Appropriate Assessment Screening**

- 8.6.1. I have considered the proposed development in light of the requirements of S177U of the Planning and Development Act 2000 as amended. The subject site is not located within or adjacent to any European Site. The closest European Site, part of the Natura 2000 network is the Rye Water Valley / Carton SAC c 4.6km from the proposed development. The proposed development is located within an existing urban residential area and comprises two small shops and associated works. Having considered the nature, scale and location of the proposed development, I am satisfied that it can be eliminated from further assessment because it could not have any appreciable effect on a European Site. The reasons for this conclusion are as follows:

- the small scale nature of the development,
- the location of the development in a serviced urban area,
- distance of the development from European Sites and the urban nature of the intervening habitats,
- the absence of ecological pathways to a European Site.

- 8.6.2. I therefore consider that the proposed development would not be likely to have a significant effect individually, or in combination with other plans and projects, on a European Site and appropriate assessment is therefore not required.

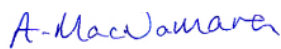


## 9.0 Recommendation

I recommend refusal of permission for the reasons and considerations set out below.

## 10.0 Reasons and Considerations

1. Having regard to the proposed location of the development on a restricted site within an existing area of public open space and the design and configuration of the development, it is considered that the proposed development would constitute substandard haphazard development that fails to connect with the surrounding area and which would result in unacceptable loss of residential and visual amenity within the area. The proposed development would, therefore seriously injure the residential and visual amenities of the surrounding area and would be contrary to the proper planning and sustainable development of the area.



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Aisling Mac Namara  
Planning Inspector

9<sup>th</sup> October 2024

## Appendix 1 - Form 1

### EIA Pre-Screening

**[EIAR not submitted]**

<b>An Bord Pleanála Case Reference</b>	ABP 319807			
<b>Proposed Development Summary</b>	Two retail shops, signage, loading area, service yard with entrance gates, 1800mm walls and associated site works			
<b>Development Address</b>	Callenders Mill, Celbridge, Co.Kildare			
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b> (that is involving construction works, demolition, or interventions in the natural surroundings)		<b>Yes</b>	x	
		<b>No</b>	No further action required	
<b>2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?</b>				
<b>Yes</b>		Class.....	EIA Mandatory EIAR required	
<b>No</b>	x		Proceed to Q.3	
<b>3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?</b>				
		<b>Threshold</b>	<b>Comment (if relevant)</b>	<b>Conclusion</b>
<b>No</b>		N/A		No EIAR or Preliminary Examination required
<b>Yes</b>	x	Schedule 5, Part 2, 10 (b) (iv) Urban development which would involve an area greater than 10 hectares in the built up area.		Proceed to Q.4

4. Has Schedule 7A information been submitted?		
No	X	Preliminary Examination required
Yes		Screening Determination required

Inspector: Aisling Mac Namara     Date: 9<sup>th</sup> October 2024

## Form 2

### EIA Preliminary Examination

<b>An Bord Pleanála Case Reference</b>	ABP-319807-24	
<b>Proposed Development Summary</b>	Two retail shops, signage, loading area, service yard with entrance gates, 1800mm walls and associated site works	
<b>Development Address</b>	Callenders Mill, Celbridge	
<p><b>The Board carried out a preliminary examination [ref. Art. 109(2)(a), Planning and Development regulations 2001, as amended] of at least the nature, size or location of the proposed development, having regard to the criteria set out in Schedule 7 of the Regulations.</b></p> <p><b>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</b></p>		
	<b>Examination</b>	<b>Yes/No/ Uncertain</b>
<p><b>Nature of the Development.</b> Is the nature of the proposed development exceptional in the context of the existing environment.</p> <p>Will the development result in the production of any significant waste, emissions or pollutants?</p>	The site is located in an established residential and serviced urban area.	No
<p><b>Size of the Development</b> Is the size of the proposed development exceptional in the context of the existing environment?</p> <p>Are there significant cumulative considerations having regard to other existing and / or permitted projects?</p>	<p>The size of the development is not exceptional in the context of the existing built up area.</p> <p>There is no real likelihood of significant cumulative effects with other permitted developments.</p>	No
<p><b>Location of the Development</b> Is the proposed development located on, in, adjoining, or does it have the potential to significantly impact on an ecologically</p>	<p>There are no ecologically sensitive locations in the vicinity of the site.</p> <p>There are trees and hedgerow adjoining the site boundaries that may be impacted by the development however these features would be of</p>	No

<p>sensitive site or location, or protected species?</p> <p>Does the proposed development have the potential to significantly affect other significant environmental sensitivities in the area, including any protected structure?</p>	<p>local importance and not a significant environmental sensitivity.</p>	
Conclusion		
<p>x</p> <p>There is no real likelihood of significant effects on the environment.</p> <p>EIA is not required.</p>	<p>There is significant and realistic doubt regarding the likelihood of significant effects on the environment.</p> <p>Schedule 7A Information required to enable a Screening Determination to be carried out.</p>	<p>There is a real likelihood of significant effects on the environment.</p> <p>EIAR required.</p>

Inspector: Aisling Mac Namara      Date: 9<sup>th</sup> October 2024

DP/ADP: \_\_\_\_\_ Date: \_\_\_\_\_

(only where Schedule 7A information or EIAR required)

