



An
Bord
Pleanála

Inspector's Report

ABP-321386-24

Development	Change of use of Unit 24A and amalgamation with Dunnes Stores Cafe.
Location	Unit 25/26 & 24A, Dunnes Stores Cafe, The Mill Centre, Ninth Lock Road, Dublin 22
Planning Authority	South Dublin County Council
Planning Authority Reg. Ref.	SD24A/0172
Applicant	Better Value Unlimited
Type of Application	Permission
Planning Authority Decision	Refuse
Type of Appeal	First Party
Appellant	Better Value Unlimited
Observer(s)	None.
Date of Site Inspection	14 th January 2025
Inspector	Matthew O'Connor

Contents

1.0 Site Location and Description	3
2.0 Proposed Development	3
3.0 Planning Authority Decision	3
4.0 Planning History.....	5
5.0 Policy Context.....	6
6.0 The Appeal	9
7.0 Assessment.....	11
8.0 Appropriate Assessment (Screening)	15
9.0 Recommendation.....	15
10.0 Reasons and Considerations	15
11.0 Conditions	116
Appendix 1 – Form 1: EIA Pre-Screening	

1.0 Site Location and Description

- 1.1. The appeal site has an area of 0.0387ha and is located within the Mill Shopping Centre in Clondalkin, Co. Dublin. The subject site relates to an existing Dunnes Stores café (Units No.25 and 26) and an adjacent retail unit (Unit 24A) which is currently in use as a temporary re-turn facility and general storage. The Mill Shopping Centre contains a variety of retail uses and is presently well-occupied.

2.0 Proposed Development

- 2.1. The proposed development comprises:
- Change of use and amalgamation of Unit 24A with Dunnes Stores Cafe (units 25/26)
 - Increase of cafe's size from 257sqm to 368sqm, including an extended mall seating area.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1 The Planning Authority REFUSED permission for the subject development for the following reason:

1. *The proposed development, by reason of design and layout on lands within the control of the applicant, fails to fully accord with the provisions of EDE11 Objective 3 of the 2022-2028 CDP which seeks 'To promote and encourage the enhancement and development / redevelopment of the identified retail / mixed use opportunity and other sites in the Core Retail Area of Clondalkin, including the Mill Centre lands, ensuring connectivity between sites and the town centre, to serve the established and growing catchment population', and the provisions of QDP7 Objective 2 of the CDP which seeks 'To actively promote well-designed streets and public spaces that provide for active frontages and 'live' edges that feel safe, secure and attractive for all to use', and would thus be contrary to the proper planning and sustainable development of the area.*

3.2. Planning Authority Reports

3.2.1. Planning Report(s)

- The first Planner's Report had regard to the locational context of the site, planning history, zoning and policy framework of the Development Plan, and inter departmental reports received.
- In the assessment, the principle of the development was considered to be acceptable.
- The visual amenity was considered to be acceptable given the location, nature and scale of development within the context of the surrounding shopping centre space.
- No concerns raised in terms of AA or EIA.
- Additional Information was sought on a single point whereby the applicant was requested to consider a revised design and layout for the proposal that enhances the existing elevation of the subject building with Ninth Lock Road by introducing an active street frontage element onto this elevation.
- The second Planner's Report provides an analysis of the applicant's Additional Information response. The Planning Authority noted that the applicant's submission did not include any alterations/amendments to the subject proposal as requested. The Planning Authority's view remained that the proposal represents an opportunity to introduce a design intervention to the existing building that would significantly improve the interface of the overall subject retail outlet with this adjoining roadway, provide animation for the wider streetscape and to provide for connectivity between the site and Clondalkin town centre.
- Clarification of Additional Information was sought on a single point whereby the applicant was requested to submit a revised design and layout for the proposal that enhances the existing elevation of the subject building with Ninth Lock Road by introducing an active street frontage element onto this elevation. The revisions may include the introduction of fenestration/glazing and/or opes at ground and/or first floor level on this currently black façade, and the reconsideration of the stockroom space between the proposed café extension and subject Ninth Lock Road elevation, which is within the control of the applicant.

The third Planner's Report provides an analysis of the applicant's Clarification of Additional Information response. The Planning Authority noted that the applicant did not include any alterations/amendments to the subject proposal. The Planning Authority considered that the proposal, by reason of design and layout on lands within the control of the applicant, failed to fully accord with the provisions of EDE11 Objective 3 and QDP7 Objective 2 of the Development Plan 2022-2028 and therefore could not be favourably considered. Recommendation to refuse permission.

3.2.2. Other Technical Reports

- Roads Department – No objection.
- Environmental Health – No objection.

3.3. **Prescribed Bodies**

- None.

3.4. **Third Party Observations**

- None.

4.0 **Planning History**

- 4.1. There is an extensive planning history associated with the Mill Shopping Centre. The following applications are considered relevant in the context of the subject appeal:

SD15A/0134 Permission GRANTED for the extension to supermarkets grocery stockroom (45sq.m) to provide online grocery storage area. Applicant: Mersada Ltd.

SD07A/1005 Permission GRANTED for the change of use from existing restaurant to drapery retail (242sq.m.) at ground floor level, change of use from existing drapery stockroom to drapery retail (219sq.m.) at ground floor level, change of use from existing storage area to retail (2,454sq.m.) and restaurant use at first floor level (344sq.m.), construction of an external smoking platform and grocery stockroom (528sq.m.) above the existing grocery stockroom, construction of new entrance (146sq.m.), amendments to part of the existing drapery retail and grocery retail at ground floor level, proposed new lifts and stairwells and new fire escape staircase with associated roof over, new signage on south facade and

refurbishment of existing signage on east facade and new lift enclosures.
Applicant: Dunnes Stores.

This permission was subsequently subject to an Extension of Duration application which was approved on 29/04/2013 under Reg. Ref. SD07A/1005/EP.

SD06A/0123 Permission GRANTED for the relocation of the existing Timepiece restaurant into the adjoining retail unit (original Dunnes Stores Off-Licence Unit) as an amendment to previous planning application (Register Reference: SD05A/0742), change of use from drapery stockroom to drapery retail (249.5sq.m.), change of use from restaurant to drapery retail (220.6sq.m.), change of use from drapery stockroom to restaurant (150.4sq.m.), construction of a proposed first floor level drapery stockroom (328.1sq.m.) above the existing drapery stockroom area and amendments to part of the existing drapery stock room at ground floor level (107.9sq.m.). Applicant: Dunnes Stores Ltd.

SD05A/0742 Permission GRANTED for change of use from retail use to restaurant use which involves relocating part of the existing Timepiece restaurant into the adjoining retail unit (original Dunnes Stores Off-Licence Unit).
Applicant: Dunnes Stores Ltd.

5.0 Policy Context

5.1. Development Plan

5.1.1. The South Dublin County Development Plan 2022-2028 is the relevant Development Plan for the subject site. The site is zoned 'TC' - with an objective '*to protect, improve and provide for the future development of Town Centres*'. Restaurant / Café is listed as a 'permitted in principle' use in this zoning designation.

5.1.2. Section 9.5.3 of the Development Plan relates to Clondalkin and notes that the TC zoning objective reflects the Level 3 retail designation as set out under the regional retail hierarchy of the RSES. According to the Development Plan, established town centre uses in Clondalkin allow for complementary leisure, town centre retail and commercial land uses. It is further noted that there is significant potential to expand the retail and associated town centre type uses on vacant lands within the town and to upgrade the existing shopping centre and surrounds.

5.1.3. The following Development Plan chapters and associated policies/objectives are considered to be most relevant:

Chapter 5 - Quality Design and Healthy Placemaking

Policy QDP7: High Quality Design – Street Frontage

QDP7 Objective 2: To actively promote well-designed streets and public spaces that provide for active frontages and ‘live’ edges that feel safe, secure and attractive for all to use.

Chapter 9 - Economic Development and Employment

Policy EDE8: Retail – Overarching

Seek to ensure adequate retail provision at suitable locations in the County, having regard to the sequential approach, and protect the vitality and viability of existing centres in accordance with the retail framework provided by the Retail Planning Guidelines for Planning Authorities (2012, or any superseding guidelines) and EMRA RSES Retail Hierarchy.

EDE8 Objective 3 To support new retail provision in the County to meet the needs of the County’s population and to direct new retail floor space into designated retail centres in accordance with the County Retail Hierarchy, so that centres can maintain and expand their retail offer.

EDE8 Objective 6: To facilitate and provide for the refurbishment and replacement of obsolete floorspace and promote the use of vacant floorspace within our town, village and district centres taking account of the relevant zoning and placemaking objectives.

Policy EDE11: Retail - Clondalkin Town Centre

Maintain and enhance the retailing and service function of Clondalkin, ensuring the town’s vitality as a Level 3 Town Centre within the County.

EDE11 Objective 1 To develop Clondalkin as a high quality, vibrant service and retail centre.

- EDE11 Objective 2 To facilitate the provision of a high level and a broad range of retailing in the Core Retail Area of Clondalkin, along with a broad range of services and functions in the wider Town Centre zoning.*
- EDE11 Objective 3 To promote and encourage the enhancement and development / redevelopment of the identified retail / mixed use opportunity and other sites in the Core Retail Area of Clondalkin, including the Mill Centre lands, ensuring connectivity between sites and the town centre, to serve the established and growing catchment population.*
- EDE11 Objective 4 To protect the historic village core of Clondalkin, recognising the role it has in placemaking and the attractiveness of the town to retailing and other functions.*

Chapter 12 – Implementation and Monitoring

This chapter sets out the land use zoning objectives along with listing the various use classes and definitions. This chapter also sets out standards of development such as car parking, bicycle parking, signage and shopfront design. Section 12.9.5 relates to Retail Development and sets out the Retail Criteria and Restrictions on Uses in the County. It is noted that proposals to amalgamate retail units will be carefully considered.

5.2. Natural Heritage Designations

- 5.2.1. The appeal site is not located on or within proximity to any designated Natura 2000 sites. The nearest designated site being the Rye Water Valley/Carton Special Area of Conservation (Site Code: 001398) which is located approximately 7.6km to the northwest of the site. Other designated Natura 2000 sites include the South Dublin Bay & River Tolka Estuary Special Protection Area (Site Code: 004024) which is located approximately 12.5km to the east and the South Dublin Bay Special Area of Conservation (Side Code:000210) which is located approximately 12.5km to the east. The Grand Canal pNHA (Code: 002104) is located approximately 0.43km to the north of the site. The Liffey Valley pNHA (Code: 000128) is also located approximately 3.71km to the north of the site.

5.3. EIA Screening

5.3.1. Having regard to the nature and scale of the subject development, which is for the amalgamation and change of use of a store unit in an existing Shopping Centre in a built-up urban area, it is not considered that the development comes within the definition of a 'project' for the purposes of EIA or falls within a class listed in Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended), and as such preliminary examination or an Environmental Impact Assessment is not required. See Appendix 1.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. The first party appeal has been prepared and submitted on behalf of the applicant against the Planning Authority's decision to refuse. The grounds of appeal can be summarised as follows:

Development Rationale

- Dunnes Stores Café (Unit 25/26) and Unit 24A are part of a purpose built, inward facing shopping centre dating from 1994.
- Due to the cafes popularity, seating capacity is to be increased by amalgamating the café with the part-vacant Unit 24A.
- The increase is small (111sq.m) and no new floor space will be created.
- The development will not result in a proliferation of non-retail uses in the shopping centre.

Compliance with Planning Policy

- The Planning Authority confirmed the principle of development is acceptable and supports the land-use zoning objective.
- Food/beverage provision will not be increased but will provide improved patron dining and make use of a vacant unit.
- The development will not give rise to increased traffic, amenity impacts or visual impacts surrounding the shopping centre due to its location.
- The proposal accords with Policy EDE11 and Objective 1 and 2 as the café enhances the food and beverage offer in Shopping Centre; is within Clondalkin's Retail Core; and, supports the towns vitality.

- The proposal accords with the aim of EDE11 Objective 3 in terms of promoting, encouraging and enhancing development of retail and mixed-uses .
- The subject site is a town centre site and well connected.
- The relevance of the reference to Policy QDP7 is queried. The proposal relates to the amalgamation of two units that face a central mall. The units do not have shopfronts or boundaries with public streets.
- Both units subject to development back onto the main anchor unit's operational textile stockroom which is accessible via Service Yard B.
- To create the shop/active elevation on Ninth Lock Road, as requested by the Planning Authority, would require significant alterations to the Dunnes Stores textile stockroom (a separate planning unit) and is not part of the application.
- The request of the Planning Authority is not reasonable.

Addressing the Councils Reasons for Refusal

- The Planning Authority's assessment was generally positive and that they would have been disposed to granting permission, subject to complying with changes requested at Additional Information stage and Clarification of Additional Information stage.

Lack of Basis for Changes Requested

The Planning Authority has determined that the proposed changes are necessary to ensure the design and layout of the development comply with EDE11 Objective 3 and QDP7 Objective 2. The First Party disagrees because:

- Compliance with EDE11 Objective 3 – as outlined the development does not conflict with it.
- Relevance of QDP7 Objective 2 – This objective pertains to developments with street or shop frontage which is not applicable to the subject development. The development is within a shopping centre and does not have street frontage. A request to create active street frontage along Ninth Lock Road is not a reasonable request.

Unreasonable Nature of Requested Changes

- The changes requested by the Planning Authority are materially significant and extend well beyond the scope of the proposal.

- The request to change the stores textile stockroom is unreasonable and places a disproportionate financial burden on applicant.
- The changes would have an unjustifiable effect of the operations of the textile stockroom.

Relevance to Current Proposal

- The requested changes target the Dunnes Stores (anchor unit) bordering North Lock Road. This unit is not part of the application site so the request is not relevant.
- Ownership of adjoining Dunnes Stores is not relevant to application as no changes are proposed to that unit.
- The Planning Authority's request to changes to the Dunnes Stores (anchor unit) is unreasonable and such changes are not necessary for the proposed development to comply with the Development Plan.

6.2. Planning Authority Response

- A response from the Planning Authority has been received on file and states that 'the Planning Authority confirms its decision. The issues raised in the appeal have been covered in the 'Executive Order'.

6.3. Observations

- None.

7.0 Assessment

Having examined the application details and all other documentation on file, the reports of the Planning Authority, having conducted an inspection of the site, and having reviewed relevant local policies and guidance, I consider that the main issues in this first party appeal can be addressed under the following relevant headings:

- Principle of Development
- Development Plan Policy Context
- Appropriate Assessment (Screening)

7.1. Principle of Development

- 7.1.1. The proposed development essentially seeks to change the use of an existing retail unit to café use and amalgamate same with adjoining Units 25 and 26 to create a

larger Dunnes Café. The subject development will increase the seating area for patrons of the current café from 257sq.m to 368sq.m (a total of 111sq.m). The works will be confined within the existing floor space in the Mill Shopping Centre with minor internal configuration works required to facilitate the development.

7.1.2. The subject site is zoned 'TC' the South Dublin County Development Plan 2022-2028 which has an objective *'to protect, improve and provide for the future development of Town Centres'*. 'Restaurant / Café' development is 'Permitted in Principle' within this zoning objective. Appendix 6: Definitions of Use-Classes of the South Dublin County Development Plan 202-2028 defines a Restaurant/Café as "a building or part thereof where the primary function is the sale of meals and refreshments for consumption on the premises". I am satisfied based on my site inspection of the existing Dunnes Café and having regard to the submitted particulars, that the proposal would be consistent with the above definition.

7.1.3. From my review of the appeal file, I am satisfied that the Planning Authority have no objection with the principle of the proposal in terms of the use and its compliance with the zoning objective of the Development Plan. Accordingly, I consider that the principle of the change of use to a café and amalgamation with the existing Dunnes Café as acceptable and in accordance with the provisions of zoning objective 'TC' of the South Dublin County Development Plan 2022-2028.

7.2. Development Plan Policy Context

7.2.1. The Planning Authority's single refusal reason is based on the design and layout of the proposal failing to fully accord with the provisions of both EDE11 Objective 3 and QDP7 Objective 2 of the Development Plan. In essence, EDE11 Objective 3 of the Development Plan seeks to promote and encourage the enhancement and development/redevelopment of the Core Retail Area of Clondalkin (including the Mill Centre) and to ensure connectivity between retail/mixed-use opportunity sites and the town centre along with serving both the established and growing population. Furthermore, QDP7 Objective 2 of the Development Plan seeks to actively promote well-designed streets and public spaces that provide for active frontages and 'live' edges that feel safe, secure and attractive for all to use. From my review of the Planning Authority's assessment, I am of the view that the decision to refuse

permission has been based on the applicant's failure to create an active street frontage along the Ninth Lock Road as part of the proposed café extension.

- 7.2.2. The grounds of appeal contend that the proposed development does not conflict with EDE11 Objective 3 of the Development Plan as the café extension would benefit the Mill Shopping Centre and Clondalkin by enhancing the food and beverage offer in the area. The First Party also considers that QDP7 Objective 2 of the Development Plan is not relevant to the subject development as this objective relates specifically to street/shop frontage however, the subject development is within an existing shopping centre and does not have street frontage on the Ninth Lock Road. As such, the First Party consider that the requests of the Planning Authority to create an active street frontage at Ninth Lock Road is not reasonable and is unjustified given the scope of works proposed.
- 7.2.3. In considering the proposal, I note the existing Dunnes Café (Unit 25/26) and the adjoining vacant unit to be converted (Unit 24A) are confined within the established shopping centre footprint and both front/face onto the main internal mall floor/parade of units. The subject units back onto a corridor which opens into an open service yard. From my observations, this service yard is located between the Mill Shopping Centre and an adjacent building which runs alongside Ninth Lock Road. The service yard facilitates deliveries and ancillary operations for the retail units on the eastern side of the mall space and also serves the primary stockroom for Dunnes Stores which is the main anchor unit of the Mill Shopping Centre. I note that the stockroom facility serving the Dunnes Stores (anchor unit) adjoins the Ninth Lock Road and comprises a blank façade with the exception of 'Dunnes Stores' signage along the public space.
- 7.2.4. The initial assessment of the Planning Authority sought to enhance the elevation Ninth Lock Road by way of introducing an active street frontage element by firstly inviting the applicant to revise the design of the proposal through a request for Additional Information. In response to the request, no changes were proposed by the applicant who referred to the nature of the application as an amalgamation of retail units and the lack of access/frontage onto a public road in addition to the considerable works required outside of the application site to facilitate a frontage. The Planning Authority subsequently sought Clarification of Additional Information and requested design and layout revisions of the proposal that enhances the existing elevation with Ninth Lock Road by way of an active street frontage element. In the response to the request for

Clarification of Additional Information, the applicant re-iterated their contentions on the proposal and included no changes to the design.

7.2.5. Having reviewed the appeal file, I am of the view that the requests of the Planning Authority at Additional Information stage and again at Clarification of Additional Information were unjustified.

7.2.6. In this regard, I firstly refer to Section 5.7 of the Development Management Guidelines for Planning Authorities (2007) which relates to 'Requests for Further Information (Article 33)' and states that Further Information may only be sought where it is necessary for the determination of the application. According to the Guidelines, requests for Further Information may not be used to seek changes to aspects of the proposed development. It is evident from my review of the assessment that the Planning Authority used the requests for Additional Information and Clarification of Additional Information to attempt to change the proposed development in order to provide of an active street front along Ninth Lock Road.

7.2.7. Secondly, the units subject to the proposed development and associated red line boundary do not abut or adjoin Ninth Lock Road. The rear of these existing units are situated approximately 22 metres from the public road. As previously noted, the units are separated by the service yard for the Mill Shopping Centre and the stockroom of the neighbouring Dunnes Stores (anchor unit). The Planning Authority noted in their assessment that the location of the storage area serving the Dunnes Stores anchor unit is situated between the proposed café area and the boundary with the Ninth Lock Road; yet, nevertheless requested reconsideration of the proposed café to be extended so to provide a street front despite the proposal being confined to two units within the main mall area. While the subject Dunnes Café adjoins the Dunnes Stores anchor unit, I am of the view that they operate separately and to this end, I do not consider that the status of the lands being within the control of the applicant as a justification to request substantial revisions of a café extension so as to provide an active street frontage in an area away from the scope of works.

7.2.8. I consider that the proposed development would be in accordance with EDE11 Objective 3 of the Development Plan as the increased dining space for the café would be a positive enhancement to the Mill Shopping Centre and by association, the Core Retail Area of Clondalkin to serve the local population. Moreover, I do not consider

that QDP7 Objective 2 of the Development Plan is applicable to the subject proposal on account of the siting and location of the proposed development within the Mill Shopping Centre. I see no basis where the modest increase in floor area to an existing café within the internal mall space of the shopping centre would merit the considerable re-adaption and alterations of an adjacent store's stockroom and service area over a large floor area for the purpose of creating an active street front.

7.2.7. The requests of the Planning Authority seeking changes to the proposal were, in my opinion, unjustified and I consider the recommendation to refuse permission as unreasonable given the limited nature of the proposal and its obvious disconnection and disassociation from Ninth Lock Road. I therefore recommend that permission be granted.

8.0 Appropriate Assessment (Screening)

8.1 Having regard to the scale and nature of the works to be carried out within an existing Shopping Centre, and, the existing services network serving the established urban area, it is concluded that no Appropriate Assessment issues arise as the subject development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

9.0 Recommendation

9.1. I recommend that permission be GRANTED for the following reasons and consideration and subject to the conditions listed below.

10.0 Reasons and Considerations

10.1 Having regard to the land use zoning objective for the area within which Restaurant/Cafe is permitted in principle, and the design, layout and scale of the proposed development within an established shopping centre, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the South Dublin County Development Plan 2022-2028, would not seriously injure the amenities of the area and would not impact on the retail offer in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on 09/07/2024 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity

2. The development hereby permitted shall be used solely as a café/restaurant and for no other class of use within Part 4 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended). For the avoidance of doubt, this permission does not include a use for the sale of hot food for consumption off the premises i.e. as a takeaway.

Reason: In the interest of the proper planning and sustainable development of the area.

3. The development hereby permitted shall not be open to customers outside the normal trading hours of the Mill Shopping Centre, unless authorised by a separate grant of permission.

Reason: In the interest of the proper planning and sustainable development of the area.

4. A plan containing details for the management and safe disposal of all waste (and, in particular, recyclable materials) within the proposed development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials, and for the ongoing operation of these facilities, shall be prepared by the local authority prior to commencement of development and shall be placed on the file and retained as part of the public record.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Matthew O Connor
Planning Inspector

20th February 2025

Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	ABP-321386-24		
Proposed Development Summary	Change of use of Unit 24A and amalgamation with Dunnes Stores Cafe.		
Development Address	Unit 25/26 & 24A, Dunnes Stores Cafe, The Mill Centre, Ninth Lock Road, Dublin 22		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	
		No	X
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes		Proceed to Q3.	
No	X	No further action required	
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes		EIA Mandatory EIAR required	
No		Proceed to Q4	
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes		Preliminary examination required (Form 2)	
5. Has Schedule 7A information been submitted?			
No	X	Pre-screening determination conclusion remains as above (Q1 to Q4)	
Yes		Screening Determination required	

Inspector: _____ Date: _____