



An  
Bord  
Pleanála

## Inspector's Report

### ABP-321614-25

<b>Development</b>	Change of use from butcher shop to coffee shop all associated site works
<b>Location</b>	Unit 5, River Forest Shopping Centre, Leixlip, Co. Kildare
<b>Planning Authority</b>	Kildare County Council
<b>Planning Authority Reg. Ref.</b>	2461096
<b>Applicant</b>	Jacaranda Homes Ltd.
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Grant Permission
<b>Type of Appeal</b>	Third Party
<b>Appellant</b>	Paolo Sheridan
<b>Observers</b>	None
<b>Date of Site Inspection</b>	20 <sup>th</sup> February 2025
<b>Inspector</b>	Jim Egan

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## **1.0 Site Location and Description**

- 1.1.** The site, with a stated area of 0.012ha, is located within the River Forest Shopping Centre in Leixlip, Co. Kildare. The shopping centre, located c. 750m north of Leixlip town centre, comprises 2 no. two-storey blocks fronting a surface level car park. The main block is positioned parallel to the southern boundary of the site, bookended by a Supervalu on one end and a hotel on the other, with 6 no. commercial units in between comprising a newsagent, dental clinic, diner / restaurant, pharmacy and barber, and 1 no. vacant unit, that being the unit to which this appeal relates. Ground level access is provided to first floor units, which comprise a mix of residential and commercial uses.
- 1.2.** The second block located on the northwest corner of the site comprises 3 no. ground level commercial units (pharmacy, bistro / café, bookmakers) and residential use at first floor level. A third block located on the northeast corner comprises apartments only accessed from within the shopping centre car park.
- 1.3.** Vehicular access to the shopping centre is via River Forest to the north, with further pedestrian and rear service access provided off Captain's Hill / R149 to the east.
- 1.4.** The shopping centre is located within a cluster of local services and community facilities serving the wider established residential neighbourhoods of Confey, noting the San Carlo national school to the south and the Leixlip library and community centre to the northeast.
- 1.5.** The appeal site comprises a ground floor level unit in the main shopping centre block. The unit has a stated floor area of 77sq.m and is currently vacant. The site includes a rear yard accessed from a service lane. The unit adjoining to the east is occupied by a diner / restaurant and the unit to the west by a dental clinic. The submitted plans indicate that the unit at first floor level directly above is in residential use.

## **2.0 Proposed Development**

- 2.1.** Planning permission is sought for a change of use of the unit from the previous use as a butcher shop to a coffee shop. The proposed development will provide for a new internal layout including a service / display area, storage / dishwashing area, staff toilet, customer / accessible toilet and a front of house seating area. The proposal also

seeks permission for a new shop front and new signage. The plans indicate the removal of a cold storage unit from the rear yard.

- 2.2.** A cover letter submitted with the application indicates that there will be no cooking (grills, fryers, hobs, etc.) at this premises and that food will be prepared off site and, if necessary, heated at this premises. A sample menu is also provided outlining that the offering will comprise teas and coffees, toasted sandwiches, cakes and pastries.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

The Planning Authority granted planning permission subject to 10 no. conditions. Condition 2 and 3 require details on shopfront and signage design to be submitted for approval and same to be in accordance with the County Kildare Shopfront Guidelines (2013). Condition 7 requires the submission of a noise study within 3 months after the commencement of use of the coffee shop.

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

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

The report contains an assessment of the proposed development. Points of note include:

- Coffee shop use is acceptable in this location and compatible with the zoning objective.
- Further detail required on the shop front and signage.
- Proposal would not significantly impact adjoining residential amenity in terms of overlooking or overshadowing.
- Acknowledges observation received in respect of perceived oversaturation of food businesses in the area, however notes one comparable business type in the area and concludes that the proposal will not seriously injure amenities of the area subject to compliance with conditions.
- Recommends a grant of permission subject to conditions.

### 3.2.2. *Other Technical Reports*

*Transport:* No objection.

*Area Engineer:* No objection / No comment.

*Water Services:* No objection subject to a condition relating to surface and wastewater discharge.

*Chief Fire Officer:* No objection subject to a condition relating to the requirement for a Fire Safety Certificate.

*Environment:* No objection subject to conditions relating to foul water discharge, construction stage management and operational stage noise control.

### 3.3. **Prescribed Bodies**

None.

### 3.4. **Third Party Observations**

1 no. third-party observation was received from Paolo Sheridan. The substantive issue relates to the alleged oversaturation of food businesses in the shopping centre, which is the same as the grounds of appeal. The Board is referred to Section 6 where the appeal is dealt with in more detail.

## 4.0 **Planning History**

### 4.1. **Appeal site**

**P.A. Ref. 2461376** Refers to a notification of decision to grant permission, dated 20<sup>th</sup> February 2025, for the construction of a single storey extension to the rear of the appeal site to be used in conjunction with the dental clinic which occupies the adjoining unit.

Note: The extension would be built within the full confines of the rear yard of the appeal site and includes a separate corridor / accessway for rear access to the service lane for the appeal site unit, the door for which corresponds with the drawings submitted with the application subject of this appeal.

## 4.2. River Forest Shopping Centre

Relevant / recent applications:

**P.A. Ref. 150695 / PL09.246198** Refers to a 2016 grant of permission for a change of use from retail to restaurant use with ancillary take away use at a ground floor unit within the block on the northwest corner of the shopping centre.

**P.A. Ref. 171231** Refers to a 2018 grant of permission for change of use from retail to medical use of the ground floor unit adjoining the appeal site to the west.

**P.A. Ref. 2360222 / ABP-318839-24** Refers to a 2024 grant of permission for the construction of 5 no. single storey storage units to service existing shopping centre retail units, to be located adjacent to the rear service road on the south side of the appeal site.

## 5.0 Policy Context

### 5.1. Leixlip Local Area Plan (LAP) 2020-2023 (extended to 2026)

Under the Land Use Zoning Objectives Map, the site is zoned '*N: Neighbourhood Centre*', the objective of which is '*To provide for new/existing neighbourhood centres and associated facilities*'. Under Table 13-1 (land use zoning matrix), a coffee shop use is not specifically listed. Table 13-2 states that proposed land uses not listed in the matrix will be considered on the merits of the individual planning application, with reference to the most appropriate use of a similar nature indicated in the table and in relation to the general policies and zoning objectives for the area. In this regard, 'Restaurant' is listed as being 'Open for Consideration' on land zoned Neighbourhood Centre.

In terms of 'Open for Consideration' uses, Table 13-2 states that *land uses shown as 'Open for Consideration' are uses that are not considered acceptable in principle in all parts of the relevant land use zone. However, such uses may be acceptable in circumstances where the Council is satisfied that the proposed use would not conflict with the general objectives for the zone and the permitted or existing uses as well as being in the interests of the proper planning and sustainable development of the area.*

Relevant policies and objectives of the LAP are as follows:

**Strategic Objective S2** To protect and enhance, including through appropriate regeneration the quality, ambience and vitality of the traditional heart of Leixlip Town Centre in order to create a pleasant and attractive environment for local shopping, business, tourism, recreation and living needs alongside the enhancement and expansion of the neighbourhood centre offering, in a manner capable of accommodating the projected future population.

**Objective UCR2.10** To ensure that new shop front and signage design contributes positively to and enhances the streetscape and is in accordance with the guidance set out in the County Kildare Shopfront Guidelines (July 2013) and Kildare County Council Policy on Signage (April 2013).

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

### Chapter 5 – Sustainable Mobility and Transport

**TM P10** Balance the demand for parking against the need to promote more sustainable forms of transport, to limit traffic congestion and to protect the quality of the public realm from the physical impact of parking, while meeting the needs of businesses and communities.

### Chapter 15 – Development Management Standards

The chapter sets out development management standards including standards in respect of shopfronts, signage and car parking.

## **5.3. Natural Heritage Designations**

The site is not located within or adjacent to any designated sites. The closest European Site is the Rye Water Valley / Carton SAC (Site Code: 001398), c. 300m to the southwest.

The Rye Water Valley / Carton pNHA (Site Code: 001398) is c. 300m to the southwest and the Royal Canal pNHA (Site Code: 002103) is c. 350m to the north.



## **6.0 The Appeal**

### **6.1. Grounds of Appeal**

A third-party appeal has been received from Paolo Sheridan against the planning authority's decision to grant permission. The appellant states that he is the owner of a business which adjoins the site however does not state which business. The units which adjoin the appeal site are currently occupied by a dental clinic (River Forest Dental) on the west side and a diner / restaurant (Back Yard Diner) on the east side, the website for which refers to dine-in, take-out and delivery. The grounds of the appeal can be summarised as follow:

- Proposed use of unit as a coffee shop will cause an overconcentration of food business in the shopping centre, and while also noting other similar offerings in the town centre, the proposal would negatively affect the existing food businesses in the shopping centre.
- Planner's Report described the previous butcher's shop use as a food business. Appellant contends that the use was not similar to a coffee shop.
- Proposed coffee shop use will put strain on existing food businesses in the shopping centre. Planner's Report concludes that there is 1 no. comparable use in the shopping centre. Appellant contends that there are 5 no. existing food businesses in the shopping centre, 4 no. of which have a breakfast and lunch trade, and 3 no. serve coffee, pastries and treats.
- Food industry is struggling, with the closure of numerous cafes and restaurants documented in the media.
- Previous food businesses in the shopping centre have failed.
- Coffee market is already established in the greater Leixlip area.
- The shopping centre would be better served by a different industry type.
- Impact of construction stage.

### **6.2. Applicant's Response**

The Board received a response to the third-party appeal from the applicant on the 5<sup>th</sup> February 2025. The relevant points of the response are summarised below.

- Proposal brings a vacant unit back into use.

- River Forest Shopping centre does not have a designated specialty coffee shop. Identified demand for same.
- The coffee shop will open from 7.30am to 3.30pm, seven days a week, offering a different choice compared to other food premises in the shopping centre.
- A specialty coffee shop at this location will provide choice and variety for local customers, keeping local customers in the area, which will increase the business for the whole shopping centre.
- Locally sourced produce including roasted coffee.
- Intends to employ equivalent of 6-8 full time staff.
- Letter of support included from Cllr. Bernard Caldwell (elected member of Kildare County Council)
- Letters of support included from River Forest Shopping Centre management company and businesses in the shopping centre, namely the River Forest Hotel and the adjoining dental clinic.
- All appropriate safety measures will be put in place during construction works.

### **6.3. Planning Authority Response**

A response, received on the 7<sup>th</sup> February 2025, notes the appeal and refers the Board to the planning reports and other internal department reports in relation to the assessment of the planning application.

### **6.4. Observations**

None.

### **6.5. Further Responses**

None

## **7.0 Assessment**

- 7.1.1. Having examined the application details and all other documentation on file, including appeal submissions, the reports of the local authority, having inspected the site, and

having regard to the relevant local policies and guidance, I consider that the substantive issues in this appeal are as follows:

- Principle of Development and Use
- Construction Stage
- Other Matters

The issue of appropriate assessment screening also needs to be addressed.

## **7.2. Principle of Development**

- 7.2.1. Permission is sought for the change of use of a ground floor unit within the River Forest Shopping Centre in Leixlip from butcher's shop to coffee shop. The unit is currently vacant. The proposal also includes internal works to facilitate the change of use and replacement of the existing shopfront and signage.
- 7.2.2. Concerns have been raised within the third-party appeal that the proposed coffee shop use will cause an overconcentration of food businesses in the shopping centre having regard also to the proximity of the shopping centre to Leixlip town centre to the south.
- 7.2.3. In a response to the appeal, the applicant expands on the proposed coffee shop business, outlining the opening hours and food offering in the context of existing food businesses in the shopping centre, contending that the proposed coffee shop will not compete with other food businesses, rather, will draw business to the shopping centre. The applicant has also included letters of support from a local county councillor and two businesses in the shopping centre, including the River Forest Hotel.
- 7.2.4. During a site inspection, I observed that current food businesses operating in the shopping centre include a hotel with bar food, Indian restaurant, Japanese restaurant, and a diner / restaurant with breakfast, lunch and dinner options including take-away. Supervalu also provides standard convenience offerings associated with large convenience stores including a deli and takeaway coffee.
- 7.2.5. Section 2.5.3 of the Retail Planning Guidelines advises that the planning system should not be used to inhibit competition, preserve existing commercial interests or prevent innovation, rather planning authorities and An Bord Pleanála should assess the likelihood of any adverse impacts on the vitality and viability of the city or town centre as a whole, and not on existing traders. As such, the issue of the proposed

coffee shop having a detrimental effect on existing food businesses located in the same shopping centre is a matter of commercial competition and not a matter to be addressed in this appeal. Notwithstanding the guidance in this regard, I consider that based on the type of food businesses that currently exist in the shopping centre and opening times of same, the proposed coffee shop would not constitute a competing use.

- 7.2.6. Under the current Leixlip LAP, the appeal site is zoned 'N: Neighbourhood Centre', the objective of which is *'To provide for new/existing neighbourhood centres and associated facilities.'* Whilst 'Coffee Shop' not listed under the zoning matrix, the most appropriate use of a similar nature is 'Restaurant', which is listed as being 'Open for Consideration' on land zoned Neighbourhood Centre. Under the LAP 'Open for Consideration' uses may be acceptable in circumstances where the proposed use would not conflict with the general objectives for the zone and the permitted or existing uses. Strategic Objective S2 of the LAP seeks to protect and enhance Leixlip Town Centre along with the enhancement and expansion of the neighbourhood centre offering.
- 7.2.7. Having regard to the nature of the use in terms of scale, opening hours, food/drink offering, I consider that the proposed coffee shop would not cause any adverse impacts on the vitality and viability of the shopping centre, nor would it conflict with adjoining uses, rather the use, in my view, would contribute to the enhancement of the shopping centre in its function as a neighbourhood centre and is therefore consistent with Strategic Objective S2 and the 'Neighbourhood Centre' zoning objective for the site.

### **7.3. Construction Stage**

- 7.3.1. Grounds of appeal include the impact of the construction stage on surrounding businesses. The planning authority has included a condition relating to construction hours and a requirement to adhere to best practicable means in respect of noise and dust emissions during the construction phase.
- 7.3.2. The proposal includes fit-out works to the interior of the unit, along with replacement shopfront and signage. The submitted plans also refer to the removal of a cold-storage unit along with metal and felt roofing from the rear yard. Having regard to the nature

and location of the proposed development, availability of rear service road access and the nature of works proposed, being predominantly to the interior of the building, I consider that the construction phase would have minimal impact on surrounding businesses. The issue of compliance with Building Regulations will be evaluated under a separate legal code and thus need not concern the Board for the purposes of this appeal. However, having regard to the residential use at first floor level, I recommend a standard condition in respect of construction hours to be attached to a grant of permission, if a grant is forthcoming.

#### **7.4. Other Matters**

##### Shopfront and Signage

- 7.4.1. The planning authority concluded that limited information was provided in respect of the proposed replacement shop front and signage and included conditions requiring details of same to be submitted for approval.
- 7.4.2. Objective UCR2.10 of the current LAP and Section 15.14 of the Kildare County Development Plan 2023-2029 seek to ensure that new shop front and signage design contributes positively to and enhances the streetscape and is in accordance with the Council's shopfront guidelines.
- 7.4.3. The elevation drawing submitted refers to a sign of 900mm x 4700mm and of plastic/aluminium material, along with a double-glazed shopfront. I consider the submitted information to be insufficient to evaluate the standard of shopfront and signage proposed, however shopfront and signage design is not a substantive issue in my view considering the diversity of shopfront and signage evident in the shopping centre and on the basis that the building is not a protected structure nor located in an Architectural Conservation Area. As per planning authority's Conditions 2 and 3, a requirement for further details on the proposed shopfront and signage can be conditioned if the Board is minded to grant permission.

##### Residential Amenity

- 7.4.4. The submitted drawings refer to residential use on the first-floor level above the proposed coffee shop. The Planning Authority concludes that there would be no adverse impact on residential amenity by reason of overlooking or overshadowing. A

cover letter submitted with the application indicates that there will be no cooking (grills, fryers, hobs, etc.) at the premises and that food will be prepared off site and, if necessary, heated at the premises. On this basis, I am satisfied the proposal would not cause any adverse impact on the amenity of adjoining residents by reason of odours or noise from the perspective of food preparation.

- 7.4.5. In respect of operational noise, the planning authority has included a condition limiting noise to 55dB(A) between the hours of 0800 and 1800 Monday to Friday and 45dB(A) at any other time. The condition also requires the submission of a noise report within 3 months after the use commences. While there is a greater expectation of noise generated from within a neighbourhood centre compared to a predominantly residential area, it is my view that the proposed use does represent a material change in terms of potential noise levels compared to a previous use as a butcher's shop. If the Board is minded to grant permission, I consider it reasonable to include a condition in respect of operational noise.

#### Waste Management

- 7.4.6. The submitted site layout plan shows a yard to the rear of the unit, with direct access from same to a rear service road. Having due regard to a recent notification of decision to grant permission under P.A. Ref. 2461376, which relates to the construction of a single storey extension within the rear yard of the appeal site, to be used in conjunction with the adjoining dental clinic, I consider it prudent that a condition is included if a grant is forthcoming, that requires the applicant to submit details to the planning authority in respect of storage / management of waste.

#### Car Parking

- 7.4.7. Car parking standards are set out in Table 15.8 of the County Development Plan. The proposed development comprises a change of use from butcher's shop to coffee shop. The state gross floor area of the unit is 77sq.m. For convenience retail (butcher's shop) the standard is 1 space per 20sq.m of gross floor area and for restaurant / café, the standard is 1 space per 10sq.m of gross floor area, which equates to a car parking requirement of 4 no. spaces for the butcher's shop and 8 no. spaces for the coffee shop.

- 7.4.8. Section 15.7.8 of the County Development Plan sets out that the standards are **maximum standards** and that lower rates of parking and car-free developments should be considered in the first instance, having regard to the nature and location of the development, whilst Policy TM P10 seeks to balance the demand for parking against the need to promote more sustainable forms of transport.
- 7.4.9. In this case, having regard to the nature and location of the proposed development, the car parking standards being maximum standards and the policy framework to encourage sustainable modes of transport including walking and cycling, I consider that the proposed development does not result in any car parking issues. Furthermore, the appellant nor the planning authority raised any concerns with regards car parking.

## **8.0 EIA Screening**

Refer to Form 1 in Appendix 1. The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination.

## **9.0 Appropriate Assessment**

Refer to Appendix 2. Having regard to nature, scale and location of the proposed development and proximity to the nearest European site, it is concluded that no Appropriate Assessment issues arise as the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

## **10.0 Recommendation**

I recommend that planning permission be granted for the reasons and considerations set out below.

## 11.0 Reasons and Considerations

Having regard to the location, nature and scale of the proposed development and the limited impact of the proposal on residential amenity, it is considered that, subject to appropriate conditions, the development would be consistent with the Neighbourhood Centre zoning objective and Strategic Objective S2 of the Leixlip Local Area Plan 2020-2023, as amended (extended to 2026) and therefore would be in accordance with proper planning and sustainable development of the area.

## 12.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 22<sup>nd</sup> October 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.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>Details of the external shopfront and signage shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.</p> <p><b>Reason:</b> In the interest of the amenities of the area.</p>
3.	<p>A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained and waste shall be managed in accordance with the agreed plan.</p> <p><b>Reason:</b> To provide for the appropriate management of waste and, in</p>



	particular recyclable materials, in the interest of protecting the environment and the amenities of properties in the vicinity.
4.	<p>Apart from the signage permitted in this permission, no advertising signs, or devices shall be erected outside the premises without a prior grant of permission. No display of goods or materials or advertising boards shall take place on the adjoining footpaths. No external roller shutters or their housings, awnings, canopies or grills, shall be erected without a prior grant of planning permission.</p> <p><b>Reason:</b> In order to prevent advertising clutter and in the interest of visual amenity.</p>
5.	<p>During the operational phase of the proposed development the noise level shall not exceed (a) 55 dB(A) rated sound level between the hours of 0700 to 2200, and (b) 45 dB(A) 15min and 60 dB LAfmax, 15min at all other times, (corrected for a tonal or impulsive component) as measured at the nearest noise sensitive location. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> To protect the residential amenities of property in the vicinity of the site.</p>
6.	<p>Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.</p> <p><b>Reason:</b> To safeguard the amenity of property in the vicinity.</p>
7.	<p>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</p>

	<p>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.</p> <p><b>Reason:</b> 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.</p>
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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.

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Jim Egan  
Planning Inspector

27<sup>th</sup> February 2025

## Appendix 1 - Form 1

### EIA Pre-Screening

<b>An Bord Pleanála Case Reference</b>	ABP-321614-25		
<b>Proposed Development Summary</b>	Change of use from butcher shop to coffee shop all associated site works		
<b>Development Address</b>	Unit 5, River Forest Shopping Centre, Leixlip, 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>	√
		<b>No</b>	
<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)?</b>			
<b>Yes</b>			
<b>No</b>	√		
<b>3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?</b>			
<b>Yes</b>			
<b>No</b>	√		Proceed to Q4
<b>4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?</b>			
<b>Yes</b>			
<b>5. Has Schedule 7A information been submitted?</b>			
<b>No</b>			
<b>Yes</b>			

Inspector: \_\_\_\_\_

Date: \_\_\_\_\_

## **Appendix 2**

### **AA Screening**

I have considered the proposed development in light of the requirements of S177U the Planning and Development Act 2000 as amended.

The site is not located within or immediately adjacent to any European Sites. The closest European Sites, part of the Natura 2000 Network, the site is the Rye Water Valley / Carton SAC (Site Code: 001398), c. 300m to the southwest.

The proposed development is located within an urban settlement and comprises the change of use of a butcher's shop to a coffee shop. The development would be connected to public services including water and sewerage.

The Planning Authority concluded that AA is not required.

Having considered the nature, scale and location of the proposed development, and having regard to the AA Screening carried out by the Planning Authority, 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:

- Nature and scale of the proposed development,
- Urban location with access to all public services and utilities,
- The distance from European Sites.

I 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.