



An
Coimisiún
Pleanála

Inspector's Report ABP-322325-25

Development	Construction of mixed commercial/retail units with signage along with all associated site works
Location	Corner of Thomas Street & Anne Street, 15 Anne Street & Ersons Lane, Limerick.
Planning Authority	Limerick City and County Council
Planning Authority Reg. Ref.	25/60046
Applicant	Multi Storey Limerick Ltd
Type of Application	Planning Permission
Planning Authority Decision	Refuse to Grant
Type of Appeal	First Party
Appellant	Multi Storey Limerick Ltd
Observer(s)	None
Date of Site Inspection	9 th July 2025
Inspector	Gary Farrelly

1.0 Site Location and Description

The subject site has a stated area of 0.047 hectares and is located within the city of Limerick at the corner of Thomas Street and Anne Street. The site previously comprised of a building which was demolished. It currently comprises of a temporary modular type structure and planting with a green meshed fence defining the boundaries facing Thomas Street and Anne Street. The boundary facing Erson's Lane consists of a metal gate. Surrounding properties in the area consist of two-storey buildings directly adjoining the south and west boundaries of the site with a mixture of four to five stories in the vicinity. The uses in the area comprise of a mix of commercial, retail and café use. A multi-storey car park is located directly opposite the site to the east.

2.0 Proposed Development

- 2.1. Permission is sought to construct a two-storey building comprising of mixed commercial and retail units and associated signage. The internal layout will comprise of 5 no. units on the ground floor and 4 no. units on the first floor. Access to the first floor units is proposed to be provided via a new entrance from the adjoining building on Anne Street, stairs and a protected first floor corridor.
- 2.2. External finishes of the structure will comprise of part brick finish and part limestone cladding on the elevation fronting Thomas Street and Anne Street with plaster finish proposed on the elevation fronting Erson's Lane. The proposed development has a stated total floor area of 581sqm. The parapet height of the building will be 7.73 metres along Thomas Street, 7.35 metres along Anne Street and 8.29 metres along Erson's Lane.

Modified Proposal

- 2.3. The appeal documentation has included modified drawings which have revised the first-floor layout of the proposed building. Unit no. 8 has been modified to a two-bedroom apartment measuring 63sqm. Access to the apartment is via an internal corridor which also serves the first floor commercial/retail units.

3.0 Planning Authority Decision

3.1. Decision

The planning authority (PA) decided to refuse to grant permission by Order dated 21st March 2025 for the following reason:

- 1. It is the policy of the Limerick Development Plan 2022-2028 under Policy CGR P1 'Compact Growth and Revitalisation' and Objective CGR 03 'Urban Lands and Compact Growth' to seek to support the optimisation of brownfield sites, with high quality mixed use developments that include residential uses, in order to achieve compact growth and regenerate and revitalise Limerick City Centre.*

Having proposed development, in its scale and design, represents a significant underutilisation of this prominent city centre site. In particular, as the proposal does not seek to maximise building height through high quality design, and does not include the provision of any residential units, it is considered that the development does not meet the national, regional or local planning objectives to promote compact growth, urban regeneration and sustainable city centre development.

Therefore, it is considered that the proposed development would materially contravene Policy CGR P1 'Compact Growth and Revitalisation' and Objective CGR 03 'Urban Lands and Compact Growth' of the Limerick Development Plan 2022-2028 and would set an undesirable precedent for other developments in the vicinity of the site and would be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

Planning Reports

There is 1 no. area planner (AP) report on file which assessed the proposed development in terms of the principle and zoning of the site and the design and layout. The AP undertook an appropriate assessment screening and concluded that there was no likelihood of significant effects on a European site and appropriate assessment

was not required. The AP recommended a refusal of the application which was endorsed by the Senior Executive Planner.

Other Technical Reports

Fire Service (*email dated 10th February 2025; Appendix 4 of Planner's report*) – This report outlined no objection to the development.

Roads Department (*report dated 18th March 2025; Appendix 4 of Planner's report*) – This report recommended an approval subject to conditions.

3.3. Prescribed Bodies

An Taisce – It considered that the development was highly deficient and did not adhere to the principles and policies of the National Planning Framework, Regional Spatial and Economic Strategy and Limerick Development Plan in terms of the absence of residential use, the quality of the design and the modest two storey height for such a prominent site in the city centre.

Uisce Éireann – It had no objection in principle subject to a condition for a connection agreement.

3.4. Third Party Observations

None

4.0 Relevant Planning History

PA ref. 21/7044 (*subject site*)

Finucane Properties Ltd sought an extension of duration of application ref. 16/1010 however this was refused as it did not meet the requirements of Section 42(1)(c) of the Planning and Development Act 2000, as amended, as the development did not commence nor substantial works carried out.

PA ref. 16/1010 (*subject site*)

Finucane Properties Ltd was granted permission for the construction of a two storey mixed commercial unit including retail/restaurant with signage.

PA ref. 08/770221 (subject site)

Finucane Properties Ltd was granted permission for the construction of a four storey building consisting of a café bar and delicatessen on the ground and first floor with commercial space on the second and third floor.

PA ref. 06/770227 (subject site)

Permission was granted for a change of use from retail unit to café bar and delicatessen.

5.0 Policy Context

5.1. Limerick Development Plan 2022-2028

The Limerick Development Plan 2022-2028 was adopted by the elected members on 17th June 2022 and came into effect on 29th July 2022. There has been 1 no. variation made to the Plan regarding clarification of text in Chapter 7 regarding access to substandard roads.

The subject site is zoned 'City Centre' where the objective is to protect, consolidate and facilitate the development of the City Centre commercial, retail, educational, leisure, residential, social and community uses and facilities.

Purpose: To consolidate Limerick City Centre through densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses and urban streets, while delivering a high quality urban environment which will enhance the quality of life of residents, visitors and workers alike. The zone will strengthen retail provision in accordance with the Retail Strategy for the Limerick Shannon Metropolitan Area and County Limerick, emphasise urban conservation, ensure priority for public transport, pedestrians and cyclists, while minimising the impact of private car-based traffic and enhancing the existing urban fabric.

Policy CGR P1 Compact Growth and Revitalisation

It is a policy of the Council to achieve sustainable intensification and consolidation, in accordance with the Core Strategy, through an emphasis on revitalisation and the delivery of more compact and consolidated growth, integrating land use and transport,

with the use of higher densities and mixed-use developments at an appropriate scale on brownfield, infill, back land, state-lands and underutilised sites within the existing built footprint of Limerick's City, Towns and Villages.

Objective CGR O3 Urban Lands and Compact Growth

It is an objective of the Council to:

- a) Deliver 50% of new homes within the existing built-up footprint of Limerick City and Suburbs (in Limerick), Mungret and Annacotty and 30% of new homes within the existing built-up footprint of settlements, in a compact and sustainable manner in accordance with the Core and Housing Strategies of this Plan.
- b) Encourage and facilitate sustainable revitalisation and intensification of brownfield, infill, underutilised and backland urban sites, subject to compliance with all quantitative and qualitative Development Management Standards set out under Chapter 11 of this Plan.
- d) Encourage residential development in the City Centre zone by requiring at least 20% of new development to comprise residential use. Exceptions may be made on a case-by-case basis, where residential use is not deemed compatible with the primary use of the site e.g. museums/tourist attractions etc.

Objective CGR O4 Active Land Management

It is an objective of the Council to:

- b) Support and facilitate the reuse and revitalisation of derelict, vacant and underutilised sites and disused buildings throughout Limerick for residential, economic, community and leisure purposes.

Objective ECON O17 Strategic Employment Locations City and Suburbs

It is an objective of the Council to:

- a) Promote, facilitate and enable a diverse range of employment opportunities by facilitating appropriate development, improvement and expansion of enterprise and industry on appropriately zoned lands, accessible by public and sustainable modes of transport, subject to compliance with all relevant Development Management Standards and Section 28 Guidance at Strategic Employment Locations and other appropriately zoned locations in a sustainable manner.

Building Height Strategy for Limerick City (2022)

The site is located within a designated Key Growth Area, within the inner-city area for possible height variation from context (No. 7 Georgian Quarter, Map 3.15) and within the Newtown Pery character area. Key growth areas have the ability and capacity to deliver compact growth in line with national and regional policy.

Policy BH1

To acknowledge the critical role that increasing prevailing building heights has to play in addressing the delivery of more compact urban growth and sustainable development in line with the National Planning Framework.

Policy BH6

To direct high building proposals to the areas in the City Centre that have been identified as having potential for increased building height, subject to comprehensive case by case assessment at planning application stage.

Newtown Pery Area Objective 2

Streets where there is a mix of building heights resulting in the variation of the topography of the skyline can incorporate areas of height which accentuates and improves the existing elevation. These locations may also incorporate areas of height located within the inner block.

5.2. National Policy

- Project Ireland 2040 – National Planning Framework (revised 2025) and National Development Plan 2021-2030

National Policy Objective 8

Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints and ensure compact and sequential patterns of growth.

National Policy Objective 20

In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to

development meeting appropriate planning standards and achieving targeted growth.

National Policy Objective 45

Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration, increased building height and more compact forms of development.

- Climate Action Plan (CAP) 2025 / CAP 2024

Climate Action Plan 2025 builds upon last year's Plan by refining and updating the measures and actions required to deliver the carbon budgets and sectoral emissions ceilings and it should be read in conjunction with Climate Action Plan 2024.

5.3. Regional Policy

- Regional Spatial and Economic Strategy for the Southern Region

5.4. National Guidelines

- Urban Development and Building Heights, Guidelines for Planning Authorities, 2018

5.5. Natural Heritage Designations

The site is not located within any designated site. The nearest designated site is the Lower River Shannon Special Area of Conservation (SAC) (Site Code 002165) which is located approximately 300 metres west of the site. The Fergus Estuary and Inner Shannon, North Shore proposed Natural Heritage Area (pNHA) is located approximately 400 metres west of the site.

5.6. Environmental Impact Assessment (EIA) Screening

The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Appendix 1 of this report). Having regard to the characteristics and location of the proposed development and the types and

characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an Environmental Impact Assessment Report (EIAR) is not required.

6.0 The Appeal

6.1. Grounds of Appeal

A first party appeal was lodged to the Commission on the 22nd April 2025. The grounds of appeal are summarised as follows:

- Planning permission was previously granted for a two storey mixed commercial unit in 2017 (ref. 16/1010) with the floor area and height of the building being the same.
- The applicant owns the adjacent buildings at 15 Annes Street and 41/43 Thomas Street which have full tenant occupancy.
- The applicant engaged a design team to examine the feasibility and cost of providing a 4-5 storey commercial/mixed use development and found that the cost would be very high and the proposal would not be sustainable or cost effective. They are a family business and do not have the resources to provide a 4/5 multi storey development on this small site.
- The applicant has invested heavily in Thomas Street and has contributed to it being one of the more vibrant and busy streets.
- The adjacent properties will not be developed beyond their present state and will always provide a gap in the streetscape parapet height.
- The applicant is constantly being contacted for smaller units for more indigenous local business which should be encouraged by the Council. The applicant knows what is viable on Thomas Street.
- The layout has been reviewed and a revised internal layout with residential use has been provided.

6.2. Planning Authority Response

The PA did not issue a response to the grounds of appeal.

7.0 Assessment

7.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, and having inspected the site, and having regard to the relevant local, regional and national policies and guidance, I consider that the substantive issues in this appeal to be considered are as follows:

- Planning History
- Zoning
- Building Height
- Residential Use

7.2. The Commission should note that the applicant has submitted a modified proposal as part of the appeal documentation. The modified proposal has changed the use of proposed commercial/retail unit no. 8 to a 2-bed apartment measuring 63sqm. The Commission can have regard to this modified proposal if it deems it appropriate, however, it should be noted that my assessment, in the first instance, assesses the development which was subject to the planning authority's decision, which is the development subject of this appeal.

Planning History

7.3. The Commission should note that planning permission was previously granted at the subject site for a four-storey commercial building as part of application PA ref. 08/770221, and for a two-storey mixed-use commercial unit as part of application PA ref. 16/1010. I note that neither permission was commenced and have since expired.

7.4. The Commission should also note that the most recent permission onsite for a two-storey building (ref. 16/1010) was granted under the previous development plan for the area, the 2010 Limerick City Development Plan. This Plan came into effect in December 2010 and was varied on a number of occasions, however, it was not varied

in response to the publication of Project Ireland 2040 and the National Planning Framework (NPF) in 2018.

- 7.5. Therefore, whilst I acknowledge that a two storey building was previously granted on the subject site, it should be noted that the policies and objectives of the planning authority (PA) have since been updated under the Limerick Development Plan 2022-2028 (LDP) and NPF, both of which seek to make better use of under-utilised land with higher housing and employment densities, with compact growth being a national strategic outcome and a top priority of the NPF. I note that this is reflected in policy CGR P1 (Compact Growth and Revitalisation) of the LDP which seeks to deliver more compact growth on brownfield and underutilised sites through higher densities and mixed-use developments at appropriate scale.

Zoning

- 7.6. The subject site is zoned 'City Centre' under the LDP where the objective is to protect, consolidate and facilitate the development of the City Centre commercial, retail, educational, leisure, residential, social and community uses and facilities. Having regard to the zoning of the site, I consider the principle of the proposed development acceptable, subject to the detailed considerations below.
- 7.7. Furthermore, I note that objective CGR O4(b) of the LDP supports and facilitates the reuse and revitalisation of derelict, vacant and underutilised sites for residential, economic, community and leisure purposes. Additionally, objective ECON O17 of the LDP promotes and facilitates employment opportunities on appropriately zoned lands, which is accessible by public and sustainable modes of transport. I consider that the redevelopment of this brownfield underutilised central urban site to adhere to the above objectives.

Building Height

- 7.8. The PA's main reason for refusal of the application was that it considered it to be an underutilisation of a prominent city centre site due to its building height, scale and design. I note the applicant has stated in the grounds of appeal that a four to five storey building on the subject site is not financially viable. However, I note that no detailed rationale has been provided for this view.

- 7.9. The Commission should note that I have had regard to the Office of the Planning Regulator's (OPR) Research Series Report RSR01 Brownfield Land Activation (June 2024)¹ which outlines the possibilities to mitigate the challenges associated with activation of brownfield lands. I also note that the 2025 Planning Design Standards for Apartments has recently been introduced to, inter alia, address the viability issue of apartment delivery. Therefore, it is my view that it has not been adequately demonstrated by the applicant that development of the site above two storeys is not financially viable.
- 7.10. I note that the 2022 Building Height Strategy for Limerick City (BHS) designates the site within a key growth area and within the Newtown Pery character area which allows for a possible height variation from the context. Policy BH6 of the BHS seeks to direct high building proposals to such areas.
- 7.11. Having inspected the site I did note that the site was located within a central and prominent part of the city being situated at the corner of Thomas Street and Anne Street. I observed Thomas Street to be a vibrant street with a mixture of retail, commercial and café uses, with above ground floor residential accommodation within a number of properties. The site is within walking distance of Limerick Colbert train station (distance of 400 metres). Buildings in the vicinity comprise of a mixture of two storey and three storey with a five storey building located to the west of the site at the corner of Thomas Street and Catherine Street.
- 7.12. I did observe a modular type structure occupying the site on the date of my site inspection, however, I noted no permanent building and the site represented a gap in the streetscape. It is my view that the site is underutilised being located within a prominent part of the vibrant street. It is also 'brownfield' as it has previously been subject to building operations. Whilst I acknowledge that the development subject of this appeal would bring this underutilised brownfield site back into use, which would be of great benefit to the street and the wider area, I am in agreement with the PA that the two storey height represents an underutilisation of such a site which would contravene Policy CGR P1 of the LDP and Policy BH6 of the BHS in this regard.

¹ <https://publications.opr.ie/storage/publications/W5CtuiH3EA5icB1JaZzESoZHyDsam5TLRXEwo2AG.pdf>
(Accessed 22nd July 2025)

Material Contravention

- 7.13. Notwithstanding my conclusions above, I note that the PA considered that the development 'materially' contravened Policy CGR P1. Whilst I note that the policy seeks more compact and consolidated growth through the use of higher densities and mixed-use developments, I do not consider it sufficiently specific enough in terms of building height or density specifications to justify the use of the term 'materially' contravene. However, if the Commission considers that such material contravention does arise it may only grant permission where it considers that it meets one of the criteria of Section 37(2)(b) of the Planning and Development Act 2000, as amended.

Residential Use

- 7.14. The Commission should also note that the PA's reason for refusal was due to the absence of residential use within the scheme and to it materially contravening Objective CGR O3 (Urban Lands and Compact Growth) of the LDP in this regard.

Material Contravention

- 7.15. I note that point (d) of Objective CGR O3 states that there is a requirement (*my emphasis*) for at least 20% of new development within the city zone to comprise of residential use. My interpretation of this objective is that 20% floor area of any new development within the city centre zone is required to be residential. I note that no residential provision was included within the development subject of this appeal.
- 7.16. Whilst the objective does permit for exceptions on a case-by-case basis where residential use is not deemed compatible with the primary use of the site, the Commission should note that no such case was put forward by the applicant within the application or appeal documentation. Therefore, it is my view, as this objective relates to a specific percentage requirement which has not been adhered to, I am in agreement with the PA that the development materially contravenes said objective. Again, in this circumstance, the Commission should note that it can only grant permission where it considers that it meets one of the criteria of Section 37(2)(b) of the Act.

Modified Proposal

- 7.17. As stated under paragraphs 2.3 and 7.2 above, the applicant has submitted a modified proposal which has replaced proposed unit no. 8 on the first floor with a 63sqm 2-bed

apartment. If the Commission deem it appropriate to consider this modified proposal, it should be noted that the 63sqm residential use would still materially contravene objective CGR O3(d) of the LDP as the floor area would only represent 10.8% of the proposed 581sqm development.

8.0 Appropriate Assessment (AA) Screening

- 8.1. I have considered the project in light of the requirements of Section 177U of the Planning and Development Act 2000, as amended. The subject site is located approximately 300 metres from the Lower River Shannon SAC (Site Code 002165). The proposed development comprises construction works within the urban area of Limerick city. No nature conservation concerns were raised by the PA as part of the application.
- 8.2. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European site. The reason for this conclusion is as follows:
- To the location of the proposed development within a built-up urban area and to the built-up nature of the surrounding area.
 - To the distance from the nearest European sites regarding any other potential ecological pathways and intervening lands.
 - Taking into account the screening determination by the PA.
- 8.3. I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European site, either alone or in-combination with other plans or projects. Likely significant effects are excluded and, therefore, AA under Section 177V of the Planning and Development Act 2000, as amended, is not required.

9.0 Water Framework Directive (WFD) Screening

- 9.1. No water deterioration concerns were raised by the planning authority or submissions. I have assessed the project and have considered the objectives set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface and ground water waterbodies in order to reach good status (meaning both

good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater waterbodies either qualitatively or quantitatively. The reason for this conclusion is due to the location and distance of the site to the nearest waterbody and lack of hydrological connections and to the nature of the proposed development.

- 9.2. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any waterbody (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any waterbody in reaching its WFD objectives and consequently can be excluded from further assessment.

10.0 Recommendation

My recommendation to the Commission is that permission should be **refused** for the reasons and considerations set out below.

11.0 Reasons and Considerations

1. Notwithstanding the benefits arising from the redevelopment of this central urban brownfield site, it is considered that the proposed development, by reason of its two-storey height, scale and to its location within a key growth area and within the Newtown Pery character area, as designated within the Building Height Strategy for Limerick City (2022), would represent an underutilisation of such a central urban site which would be contrary to Policy CGR P1 (Compact Growth and Revitalisation) of the Limerick Development Plan 2022-2028 and the National Planning Framework (revised 2025) which seek to prioritise compact growth and higher density mixed-use developments, and Policy BH6 of the Building Height Strategy for Limerick City (2022). It is, therefore, considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

2. It is a requirement of the planning authority under objective CGR O3(d) (Urban Lands and Compact Growth) of the Limerick Development Plan 2022-2028 that 20% of new development within the City Centre zone is to comprise of residential use. Having regard to the city centre zoning of the site and to the absence of residential use within the proposed development, it is considered that the proposed development would materially contravene objective CGR O3(d) and therefore, would be contrary to the proper planning and sustainable development of the area.
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Declaration

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.

Gary Farrelly
Planning Inspector

22nd July 2025

Appendix 1

(a) Form 1: EIA Pre-Screening

An Bord Pleanála Case Reference	ABP-322325-25			
Proposed Development Summary	Construction of mixed commercial/retail units			
Development Address	Corner of Thomas Street & Anne Street, 15 Anne Street & Ersons Lane, Limerick			
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	X
			No	No further action required
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	X	Part 2: 10(b)(iv) Urban Development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.		Proceed to Q.3
No				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	X			Proceed to Q.4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?				

Yes	X	<ul style="list-style-type: none"> The proposed development relates to a development within the urban area that measures 0.047 hectares. 	Preliminary examination required (Form 2)
4. Has Schedule 7A information been submitted?			
No	X	Pre-screening determination conclusion remains as above (Q1 to Q4)	
Yes		Screening Determination required	

(b) Form 2 - EIA Preliminary Examination

<p>The Board carries 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. This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</p>	
<p>Characteristics of proposed development (In particular, the size, design, cumulation with existing/proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<p>The development site measures 0.047 hectares. The size of the development is not exceptional in the context of the existing environment.</p> <p>There is no real likelihood of significant cumulative effects with existing and permitted projects in the area.</p>
<p>Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<p>The site is located within an established urban area. It is considered that the proposed mixed use development would not introduce any new or greater impacts to existing or surrounding land uses.</p> <p>The subject site is not located within any designated site and is located approximately 300 metres from the Lower River Shannon SAC. My appropriate assessment screening under Section 8 of this report determined that the proposed development would not likely result in a significant effect on any European Site.</p> <p>The subject site is located outside Flood Zones A and B for coastal or fluvial flooding.</p>
<p>Types and characteristics of potential impacts</p>	<p>Having regard to the type and characteristics of the proposed development which would be consistent with the existing urban environment, to its location removed from</p>

(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	any environmentally sensitive sites and to the fact that there would be no significant cumulative considerations with regards to existing and permitted developments in the area, there is no potential for significant effects on the environment.	
Conclusion		
Likelihood of Significant Effects	Conclusion in respect of EIA	
There is no real likelihood of significant effects on the environment.	EIA is not required.	X
There is significant and realistic doubt regarding the likelihood of significant effects on the environment	Schedule 7A Information required to enable a Screening Determination to be carried out.	
There is a real likelihood of significant effects on the environment.	EIAR required.	