

An
Coimisiún
Pleanála

Inspector's Report

ABP-322466-25

Development	Retention of a single storey garden room to rear garden.
Location	30 Laurel Court, Castleknock, Dublin 15, D15 FH1Y
Planning Authority	Fingal County Council
Planning Authority Reg. Ref.	FW25A/0065E
Applicant(s)	Yvonne Grimes
Type of Application	Retention Permission
Planning Authority Decision	Refusal of Permission
Type of Appeal	First Party Appeal
Appellant(s)	Yvonne O'Riordan
Observer(s)	None
Date of Site Inspection	23 rd July 2025
Inspector	A Smyth

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Appendix 1 –EIA Screening

1.0 Site Location and Description

- 1.1. The application site is located within an established housing development, a cul-de-sac of mainly two storey semi-detached dwellings. It is situated towards the southern end of the cul-de-sac, on its eastern side.
- 1.2. The two-storey host dwelling has a half-hipped roof, with dormer extension over the hip. It is finished to its front elevation in red brick with smooth render to its side and rear. To its rear a single storey return with mono pitched roof extends across the width of the host dwelling. A level area of outdoor amenity space separates the host dwelling from the appeal building towards the east end of the garden. The area of amenity space is defined to its north and south sides by smooth rendered boundary walls, approximately 1.6 metres in height.
- 1.3. At the rear of Laurel Court, the area is characterised by rear gardens, all at the same level as the appeal site with boundaries defined by the same concrete block walls, although these are not rendered. Many neighbouring gardens contain ancillary buildings of varying scale and design. East of Laurel Court on Outfarm Lane, is situated a two-storey detached dwelling and garden, referred to as 'Inchgill' by the Planning Authority. Inchgill sits at a lower ground level to the dwellings and their rear gardens in Laurel Court. Inchgill is orientated north/south with its western gable and rear garden area being defined by the boundary wall of the application site and 5 other dwellings in Laurel Court.

2.0 Proposed Development

- 2.1. The development seeks retention permission for a stand-alone single storey garden room, located at the end of the host dwelling's rear garden.
- 2.2. In accordance with plans submitted to the Planning Authority (PA) the development is approximately 6.6 metres wide with gables abutting the north and south boundary walls. On plan the depth of the development extends 4.21 metres from its rear, adjacent to the eastern site boundary, towards its front elevation and the amenity space between it and the host dwelling. The area of amenity space, with level access from the kitchen, is approximately 41 square metres and finished with natural

stone pavers. There is a step of approximately 120mm up from the amenity area to the garden room.

- 2.3. The garden room is single storey with a shallow mono pitched roof that, at its highest point on the eastern site boundary, is 3.91 metres above existing ground levels within the site. The roof, finished in dark grey concrete tiles with two low profile rooflights, falls to the front elevation where it is approximately 2.40 metres above ground level. Black uPVC rainwater goods are located on this front elevation.
- 2.4. The garden room is constructed of concrete block with a smooth render finish to its west (front elevation), to its south gable elevation and is partially rendered to its north gable elevation. Having visited the site, I understand the east elevation is not rendered and remains in concrete block.
- 2.5. There is 20 sqm of internal floorspace comprised of approximately 16.5 sqm of a living area containing built in units, a computer desk, sofa and television. A shower room annex with wash hand basin is located off the living area. A separate garden store of approximately 3.5 sqm occupies the north side of the building. The external footprint of the garden room is approximately 28 sqm.
- 2.6. The garden room is accessed via black uPVC framed glass patio doors with side panels, 2.7 metres in width. A solid uPVC door finished in black provides separate access to the garden shed portion of the building.

3.0 Planning Authority Decision

3.1. Decision

On the 14th April 2025 the decision of the PA was to refuse permission for the retention of the proposal. One refusal reason was provided and summarised as follows.

- The scale, internal layout and design of the development is considered a visually incongruous and dominant feature.
- The development fails to satisfy the Development Management Standards for Garden Rooms as outlined in Section 14.10.4 of the Fingal Development Plan 2023-2029.

- The development would have a significant negative impact on the existing residential amenity, or depreciate the value, of surrounding properties in its vicinity.

3.2. Planning Authority Reports

3.2.1. The Planning Officer's report of 11th April 2025 contains the following considerations in relation to the development.

- The development is for the retention of a single storey garden room of 22.5 sqm. The garden room has a sloped roof with a maximum height of 3.91 metres at its rear and 2.6 metres at its front elevation. External finishes include self-coloured render and concrete roof tiles. The building to the rear is unfinished.
- The development is located within zoning RS – Residential, of the Fingal County Development Plan 2023-2029, the objective of which is provision of residential development and to protect and improve residential amenity.
- Main issues for consideration are the principle of development and the impact on amenity of the existing house and surrounding area.
- Given its location in the RS – Residential zoning the development is permitted in principle under the zoning objective, subject to compliance with relevant development plan standards and objectives.
- It is considered that the development had been fitted out for residential accommodation as, during a planning inspection it was noted it contained a shower room, sink and toilet, a kitchen and a sofa/couch. However, the PA report subsequently notes that the applicant stated the toilet and kitchen had been removed.
- It is considered that the garden room does not comply with Section 14.10.4 'Garden Rooms' of the Fingal Development Plan 2023-2029 in that the applicant is required to demonstrate neither the design nor the use would detract from the residential amenities of either the main residence or of adjoining property.

- The design and location of the garden room on top of the rear and side boundary of 'Inchgill' is extremely overbearing on this residential property due to its circa 1 metre separation and that 'Inchgill' has very limited open space.
- The unfinished nature of the development only adds to the overbearing nature of the development and it appears overly dominant on this restrictive site.
- There are no issues with respect to overlooking/overshadowing.
- The garden room is considered a dominant feature having an impact on amenity of the surrounding area by reason of visual prominence, visual intrusion and overbearance.
- An Environmental Impact Assessment was not considered necessary for the development.
- Appropriate Assessment considered the development has no likely significant effects on any European site.

3.2.2. Other Technical Reports

- Fingal County Council's Water Services Department in its report of the 27th March 2025 stated the following.
- *Flood risk: No objection*
- *Surface water drainage: No objection subject to:*

No surface water / rainwater is to discharge into the foul water system under any circumstances.

The surface water drainage must be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works, Version 6.0, FCC, April 2006.

3.3. Prescribed Bodies

None

3.4. Third Party Observations

None

4.0 Planning History

PA Ref. F95A/0216: 16 no. semi-detached dwellings. 1996 Grant on appeal, ABP Ref. 06F.096314 4

PA Ref. F04A/1239: detached dormer dwelling of c.143 sqm. 2005 Granted on appeal, ABP Ref 06F.209654.

PA Ref. F05A/1265: detached dormer type dwelling with basement, total floor area circa 285m². 2005 Grant.

5.0 Policy Context

5.1. Development Plan

The statutory development plan is the Fingal County Development Plan 2023-2029. The following strategies and policies are applicable.

Chapter 3 Sustainable Placemaking and Quality Homes

Section 3.5.13.1 Residential Extensions. The need for people to extend and renovate their dwellings is recognised and acknowledged. Extensions will be considered favourably where they do not have a negative impact on adjoining properties or on the nature of the surrounding area.

Policy SPQHP41 – Residential Extensions – Support the extension of existing dwellings with extensions of appropriate scale and subject to the protection of residential and visual amenities.

Objective SPQHO45 – Domestic Extensions – Encourage sensitively designed extensions to existing dwellings which do not negatively impact on the environment or on adjoining properties or area.

Chapter 7 Employment and Economy

Objective EEO23 – Remote Working - Support the Making Remote Work – National Remote Work Strategy and the provision of appropriate IT infrastructure and facilities that enable a better life-work balance enabling people to live near their place of work.

Chapter 13 Land Use Zoning

The appeal site is within a RS Residential zoning, the objective of which is to provide for residential development and protect and improve residential amenity. The vision for the RS zoning is to ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity.

Section 13.4 Ancillary Uses – Planning permission sought for developments which are ancillary to the parent use, i.e. they rely on the permitted parent use for their existence and rationale, should be considered on their merits irrespective of what category the ancillary development is listed in the zoning objectives, vision and use classes section of this chapter.

Objective ZO4 – Ancillary Uses – Ensure that developments ancillary to the parent use of a site are considered on their merits.

Chapter 14 Development Management Standards

14.10.2 Residential Extensions: The need for housing to be adaptable to changing family circumstances is recognised and acknowledged and the Council will support applications to amend existing dwelling units to reconfigure and extend as the needs of the household change, subject to specific safeguards. In particular, the design and layout of residential extensions must have regard to and protect the amenities of adjoining properties, particularly in relation to sunlight, daylight and privacy. The design of extensions must also have regard to the character and form of the existing building, its architectural expression, remaining usable rear private open space, external finishes and pattern of fenestration. Additionally, careful consideration should be paid to boundary treatments, tree planting and landscaping.

Section 14.10.4 – Garden Rooms: Garden Rooms can provide useful ancillary accommodation such as a playroom, gym, or study/home office for use by occupants of the dwelling house. Such structures should be modest in floor area and scale, relative to the main house and remaining rear garden area. Applicants will be required to demonstrate that neither the design nor the use of the structure would detract from the residential amenities of either the main residence or of adjoining property. External finishes shall be complementary to the main house and any such structure shall not provide residential accommodation and shall not be fitted out in

such a manner including by the insertion of a kitchen or toilet facilities. Such structures shall not be let or sold independently from the main dwelling.

5.2. Relevant National or Regional Policy / Ministerial Guidelines (where relevant)

None.

5.3. Natural Heritage Designations

Proposed Natural Heritage Areas (pNHA): Royal Canal lies approximately 500 metres northwest of the appeal site.

6.0 EIA Screening

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 (or Part V of the 1994 Roads Regulations). No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of report.

7.0 The Appeal

7.1. Grounds of Appeal

The grounds of appeal can be summarised as follows:

- The development is consistent with policy and guidance set out in the Fingal Development Plan, specifically the zoning objective and Section 14.10.4 relating to garden rooms.
- The development is typical of similar structures in other rear gardens in the vicinity in terms of height, scale and materials.
- The development is in keeping with residential character and will not injure the amenities of any dwellings in the area.

7.2. Planning Authority Response

The PA, in its submission letter to the Commission, of the 19th May 2025, provided the following response.

- The PA considered that the development does not comply with Development Plan policy and guidance for development in residential areas, specifically Section 14.10.4 – Garden Rooms.
- Section 14.10.4 states that *'applicants will be required to demonstrate that neither the design nor the use of the structure would detract from the residential amenities of either the main residence or of adjoining property.'*
- The design and position of the development, on top of the rear and side boundary adjoining the residential dwelling 'Inchgill', is considered to be extremely overbearing, being circa 1 metre from it and it (Inchgill) having very limited open space.
- The unfinished nature of the development adds to the overbearing nature.
- The development appears to be overly dominant on this restrictive site and has an impact on the amenity of the surrounding area by reason of visual prominence, visual intrusion and overbearance.
- There are no issues with respect to overlooking/overshadowing

Should the appeal be success, the PA asked that provision should be made in the determination for the following.

- A financial contribution and/or provision for any shortfall in open space and/or any Special Development Contributions required in accordance with Fingal County Council's Section 48 Development Contribution Scheme.
- The inclusion of Bond/Cash Security for residential developments of 2 or more units.
- Conditions should also be included where a tree bond or a contribution in respect of a shortfall of play provision facilities are required.

7.3. Observations

None

8.0 Assessment

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

- Principle of Development
- Proposed Use
- Scale and Design

Principle of Development

The appeal site is located within a RS Residential Zoning as defined by the Fingal County Development Plan (CDP) 2023-2029, the vision of which is to ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity.

I note from the PA's report that it considers this development to be permitted in principle in a RS zoning.

The CDP, Chapter 3 – Sustainable Placemaking and Quality Homes, recognises and acknowledges through Section 3.5.13.1 the need for people to extend and renovate their dwellings. Extensions will be considered favourably where they do not have a negative impact on adjoining properties or on the nature of the surrounding area.

Further, Policy SPQHP41 – Residential Extensions – supports extensions of appropriate scale and objective SPQHO45 – Domestic Extensions – encourages sensitively designed extensions.

In light of the above elements of the CDP it is my opinion that the garden room, as an extension to the host dwelling is a form of development acceptable in principle on this site and the RS zoning.

Proposed Uses

The PA referred to the garden room's internal layout, including a toilet and kitchen, which it considered was for the provision of a separate residential unit. Section

14.10.4 – Garden Rooms require applicants to demonstrate that its use would not detract from the residential amenities of the main residence or of adjoining property, nor shall it be let or sold independently from the main dwelling.

The applicant, in their appeal submission advises that a toilet and kitchen had been fitted but subsequently removed. Further, they advise the garden room was constructed to serve partially as office space and as a study and amenity space for the use of occupants of the host dwelling. Floor plans submitted with the application describe the uses of the garden room to include a home office/gym, shower room and garden shed.

Having inspected the garden room, I note the internal layout and uses comply with those shown on the floor plans. Whilst there remains a shower with sink, and what appears to be fitted kitchen units, repurposed for storage, there is no toilet or kitchen sink. Of the fixtures and fittings observed I am not persuaded the garden room is intended to be used as a separate residential unit.

The CDP at Section 13.4, and Objective ZO4 – Ancillary Uses considers developments which are ancillary to the parent use, i.e. they rely on the permitted parent use for their existence and rationale, should be considered on their merits.

Further, the CDP supports home working, through Objective EEO23 – Remote Working supports the Making Remote Work – National Remote Work Strategy, a strategy is to ensure that remote working is a permanent feature in the Irish workplace. I note from their submission that the applicant works from home.

In addition, Section 14.10.4 clearly emphasises that garden rooms can provide useful ancillary accommodation such as a playroom, gym, or study/home office for use by occupants of the dwelling house.

I have noted from the applicant's appeal submission and from my site visit that the intention is to utilise the garden room when working from home and that other occupants of the dwelling, in full time education use it for study. I therefore consider that the uses described for this garden room are wholly ancillary to the functions of the host dwelling and align favourably with the policies of the CDP, particularly those examples set out in Section 14.10.4 Garden Rooms.

Scale and Design

Chapter 14 of the CDP, Development Management Standards, is one of the main tools the PA uses to assess planning applications with the aim of promoting a high standard of design and amenity and to complement the existing character of a particular area. Proposals must comply with the standards and criteria that apply to particular development types, which in this case are contained in Section 14.10.4 – Garden Rooms.

From the PA's report and their appeal submission, the primary contention is that the applicant has failed to demonstrate the design of the garden room would not detract from residential amenity of surrounding properties. I am of the opinion that the submitted floor plans, in conjunction with my site visit are sufficient to demonstrate the proposal's design in relation to its surrounding context in terms of perceived impacts on residential amenity.

The PA specifically refers to an adjoining property, 'Inchgill', being circa 1 metre east of the site and to which the garden room is considered to be 'extremely overbearing' and that Inchgill has 'very limited open space'. Further, the PA contends the 'unfinished nature of the development only adds to the overbearing nature of the development' and that 'the development appears to be overly dominant on this restrictive site'.

I note the very narrow gap, circa 1 metre, between the garden room and Inchgill, a gap that is dominated by both the rear wall of the garden room to one side and the two-storey gable wall of Inchgill to the other. Additionally, the rear wall of another ancillary outbuilding at No. 29 Laurel Court (adjacent and south of the appeal site) sits alongside this narrow gap. To my mind overbearance already existed in the space created where the rear boundaries of dwellings in Laurel Court met with the more recently constructed gable wall of Inchgill. In any case, I note the garden room replaced another building that sat close the east boundary of the appeal site.

I also note that the planning permission granted, by appeal in 2005 for Inchgill included only limited windows on the gable wall facing onto the appeal site, being those at basement level and those on its roof plane. It is my opinion therefore that the bulk of the rear wall of the garden room faces directly to what is essentially to be a blank gable of Inchgill, although I note reference in the applicant's submission to a

ground floor window having been inserted within it. Whilst approximately 900mm of the garden room's 6.6 metre width extends out beyond the rear elevation of Inchgill I am of the opinion that only limited oblique views would be possible of the garden room wall from within Inchgill. I also note the PA offers no objection on grounds of overshadowing and that no third-party representations have been received.

The PA report considers that the unfinished nature of the development only adds to its overbearing nature but elaborates no further. The applicant's appeal submission does not understand the PA's point. Whilst the rear elevation of the garden room may not be rendered, I do not consider this to be out of character within the immediate area as the walls along the Laurel Court boundary, the west side of Inchgill and the northern boundary wall at the end of its own rear garden are all characterised by unrendered concrete block.

From my site visit I note that Inchgill has a garden extending approximately 20 metres from its rear elevation, with an approximate width of 12 metres. I therefore disagree with the PA contention that Inchgill has very limited open space, to which the garden room would exacerbate any perception of overbearance.

For the above reasons I have not been persuaded that the garden room causes extreme overbearance on the visual amenity of Inchgill.

The applicant's appeal submission provides a chronology of how the garden room evolved, originally constructed as exempt development in accordance with Schedule 2, Class 3, of the Planning and Development Regulations, 2001. The PA found that the garden room did not fall within the parameters set out in Class 3. Whilst the view of the PA is not a matter for consideration through this appeal, the applicant considers the difference between exempt development and the scale of their proposal is of such limited significance as to justify a 'step change' that warranted a refusal on grounds of visual prominence.

In this regard, it is worth noting, particularly with regard to the concern on the overbearing nature of the garden room, that Class 3, Part 5 permits development of a structure that does not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres. This garden room with a pitched roof of 3.9 metres would comply with this specific requirement of Class 3, Part 5. This point further justifies the height of the garden room relative to the adjacent dwelling.

The PA considers the garden room to be a dominant feature, incongruous to and having an impact on the amenity of the surrounding area by reason of visual prominence and visual intrusion.

I find it noteworthy that the scale of the garden room, in comparison to the scale of Inchgill, is significantly less prominent. The garden room sitting adjacent and in front of the two-storey western gable wall barely exceeds the eaves height of Inchgill when viewed from the surrounding area, despite Inchgill sitting on a lower ground level.

I also note the applicant's appeal submission raises the point of other similar structures to the garden room in neighbouring rear gardens. From my observations on site, I note at least one other such structure to its north would be of an equal scale to this garden room.

It is my opinion therefore that the presence of the higher dwelling negates the concern raised by the PA in terms of visual prominence and that this matter is unfounded.

In terms of visual intrusion referred to by the PA, I have observed the surrounding area from the front of the garden room. The PA report advises there would be no overlooking from the garden room which I agree with given the height of the intervening boundary walls. Visual intrusion is not terminology I have found within the CDP however, if it relates to overlooking it has no relevance in this case.

Other Matters

8.2. In its submission the PA sought, should the appeal be successful, that the following should be provided by the applicant:

- a financial contribution and/or a provision for any shortfall in open space and/or any Special Development Contributions required in accordance with Fingal County Council's Section 48 Development Contribution Scheme.
- the inclusion of Bond/Cash Security for residential developments of 2 or more units.
- conditions should also be included where a tree bond or a contribution in respect of a shortfall of play provision facilities are required.

- 8.3. I consider there to be no justification in adding these additional requirements as the appeal in question is concerned solely with the retention of an ancillary extension to an existing dwelling and I consider it is not intended to be the creation of a separate residential unit.

Having considered Fingal County Council's Section 48 Development Contribution Scheme 2021-2025 document, I note under Section 11(i)(a) that the first 40 sqm of domestic extensions is a form of development that is exempt from development contributions. This garden room with an approximate internal area of 20 sqm falls within this exemption.

9.0 AA Screening

- 9.1. I have considered the proposed alterations to an existing dwelling in light of the requirements of S177U of the Planning and Development Act 2000 as amended.
- 9.2. The subject site is located approximately 7 kilometres northeast of the Rye Water Valley/Carton Special Area of Conservation (SAC).
- 9.3. The proposed development comprises of the retention of a garden room to the rear of the dwelling.
- 9.4. No nature conservation concerns were raised in the planning appeal.
- 9.5. 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 European Site. The reason for this conclusion is as follows:
- 9.6. The small-scale nature of the proposed works.
- 9.7. The distance to the nearest European site and lack of connections.
- 9.8. The Appropriate Assessment contained within the PA's planning report.
- 9.9. I conclude that 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.
- 9.10. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

- 10.1. The subject site is located approximately 500 metres southeast of the Royal Canal.
- 10.2. The proposed development comprises of the retention of a garden room to the rear of the dwelling.
- 10.3. I have assessed the proposal to retain the garden room and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & 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 water bodies either qualitatively or quantitatively.

11.0 Recommendation

- 11.1. I consider that the Planning Authority's sole reason for refusal of this retention application cannot be sustained.
- 11.2. I therefore recommend that permission be granted for the development having regard to the reasons, considerations and conditions set out below.

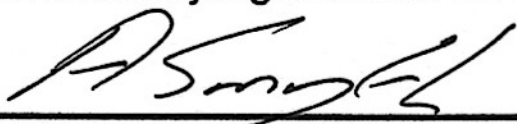
12.0 Reasons and Considerations

Having regard to the pattern of existing and permitted development in the area, the site's location and the scale of development relative to its surrounding residential area, it is considered to be a form of development that would not, subject to compliance with conditions set out below, contravene the zoning objective for the area as set out in the Fingal County Development Plan 2023-2029, and would not seriously injure the visual amenities of the area or of property in the vicinity. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1.	<p>This grant of planning permission is for the retention of permission for a single storey garden room in accordance with the details as received by the planning authority on the 24th February 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the Planning Authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.</p> <p>Reason: To restrict the use of the extension in the interest of residential amenity</p>
3.	<p>The disposal of surface water shall comply with the following requirements of the planning authority;</p> <p>No surface water / rainwater is to discharge into the foul water system under any circumstances.</p> <p>The surface water drainage must be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works, Version 6.0, FCC, April 2006.</p> <p>Reason: To prevent flooding and in the interests of sustainable drainage.</p>

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.



A Smyth
Planning Inspector

29 July 2025

Appendix 1 - Form 1 EIA Pre-Screening

Case Reference	ABP-322466-25
Proposed Development Summary	Retention of a single storey garden room to the rear garden
Development Address	30 Laurel Court, Castleknock, Dublin 15, D15 FH1Y
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2. <input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in <u>Part 1</u>, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of	

<p>proposed road development under Article 8 of the Roads Regulations, 1994.</p> <p>No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p>EIA is Mandatory. No Screening Required</p>	<p>State the Class and state the relevant threshold</p>
<p><input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p>Preliminary examination required. (Form 2)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	<p>State the Class and state the relevant threshold</p>

<p>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</p>	
<p>Yes <input type="checkbox"/></p>	
<p>No <input checked="" type="checkbox"/></p>	<p>Pre-screening determination conclusion remains as above (Q1 to Q3)</p>

Inspector: 

Date: 29 July 2025