



An
Coimisiún
Pleanála

Inspector's Report

ACP-323041-25

Development

For development to consist of change of use of existing betting office into a café. The development will consist of change of use of betting office unit into coffee and cake area, kitchen, sitting areas and toilets at 72.4sqm and the provision of a new signage together with an external awning over the existing shop front.

Location

9a Irish town, Kilkenny, Co. Kilkenny R95 XK40

Planning Authority

Kilkenny County Council.

Planning Authority Reg. Ref.

3560225.

Applicant(s)

Sylwia Sep-Borkouska.

Type of Application

Permission.

Planning Authority Decision

Grant Permission.

Type of Appeal

Third Party.

Appellant(s)

Rory Gannon.

Observer(s)

None.

Date of Site Inspection

10th October, 2025.

Inspector

Aiden O'Neill.

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1.0 Site Location and Description

- 1.1 The proposed development site comprises the vacant ground floor premises (c. 72.4m²) of a 3-storey building fronting on to Dean Street, 0.007ha in area. The upper 2no. floors appear to be in residential use, accessed from the ground floor.
- 1.2 The ground floor premises are stated to have been previously occupied by a betting office.
- 1.3 To the east is a two-storey dormer building with an estate agent located at ground floor and residential use above. To the immediate west is a two-storey building over ground level archway. There is a side door to the ground floor premises accessible via the archway.

2.0 Proposed Development

- 2.1 The proposed development will consist of a change of use of existing betting office into a café. The development will consist of change of use of betting office unit into coffee and cake area, kitchen, sitting areas and toilets at 72.4sqm and the provision of a new signage together with an external awning over the existing shop front.
- 2.2 The cover letter that accompanies the application states that the proposed works to the façade are minimal and are designed to respect the existing architectural fabric, and include:
 - Retention and repair of the existing shopfront joinery;
 - Provision of new high-level signage within an area of 4.5m² (with final design and specification to be provided by the client);
 - Installation of a new awning above the existing shopfront, at c. 3m from the pavement and max. 1m in depth.
 - Modification of the existing shop windows to introduce a horizontal division, and alteration of the window opening mechanism to a top-hung style;

- Reuse of the existing vent louvres above the front windows to serve the café's kitchen ventilation system.
- Integration of an air-conditioning system serving the seating area, connecting to the existing vent louvres for discreet airflow management.
- Internal works to create a layout suitable for café use, including the provision of a coffee and cake counter, kitchen, seating areas, and toilet facilities¹.

2.3 The application cover letter states that the proposed works aim to preserve and enhance the original shopfront, retaining its architectural features and character while introducing subtle modern interventions necessary to facilitate the new café use. The project has been carefully designed to contribute positively to the continuing regeneration of the Irish Town area and to support the local economy.

2.4 It is stated that the proposed change of use and associated minor façade alterations are consistent with the principles of good conservation practice, urban regeneration, and sustainable economic development. The project will preserve the architectural heritage of the building while breathing new life into the premises and surrounding area.

3.0 Planning Authority Decision

3.1 Decision

The Planning Authority granted permission on 23rd June, 2025, subject to 5no. conditions.

3.1.1. Conditions

Of the 5no. conditions, the following is of note:

3. The developer shall put in place a detailed Waste Management Plan for the use, which shall provide for the segregation of wastes into recyclable, biodegradable and residual wastes, i.e. the 3 bin system.

¹ The application form indicates that there is 20sqm of demolition works but it is not clear from the application what this relates to .

REASON: To provide for the recovery/disposal of waste and the protection of the environment.

5. The development shall not give rise to odours, noise or other nuisance beyond the property and no extraction vent shall be attached to the building without the express consent of the building owners.

REASON: In the interest of proper planning and procedure

6. The specification for fixed signage shall be agreed with the Planning Authority prior to erection of any such signage.

REASON: To protect the character and visual amenities of the Architectural Conservation area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The report of the Senior Executive Planner dated 19th June, 2025 notes the following:

- The proposed use is consistent with the General Business zoning for this central area and is acceptable in principle.
- The proposal will not materially affect the character of the area or interfere with the amenities of neighbouring units.
- Issues raised in the submission relating to competition cannot be considered.
- Clustering of eateries may enhance the attraction of the area over time and may be positive.
- Active travel is encouraged in the City Centre and hence considerations around parking and traffic generated are secondary.
- The only external changes would be the horizontal division of windows, to change the opening method to top hung and the installation of an awning.

- The existing vent louvers over the front windows are to be reused to connect kitchen ventilation and seating area aircon to supply and remove air to the vent system.
 - It is also proposed to provide new signage at high level (4.5 sqm) for later client design and spec. A new awning is to be provided over the top of the existing shopfront.
 - The proposed opening hours are 9-16:00 only and it will employ three persons.
 - The Senior Executive Planner's report is the basis for the Planning Authority's decision to grant permission.
- 3.2.2. Other Technical Reports
- None on file.

3.3. Prescribed Bodies

A submission was received on 22nd September, 2025 from the Development Applications Unit of the Department of Housing, Local Government and Heritage which states that it has no objection subject to conditions, including the omission of the canopy; restricting signage to the fascia only, with signage to be hand-painted or of individual raised lettering, with details to be agreed in writing. It is also stated that revised windows shall be of hardwood timber, and a condition de-exempting advertisement signs.

3.4. Third Party Observations

A third party observation made by the appellant sets out the following concerns:

- potential impact on traffic and parking in the area,
- overconcentration of café-type uses
- already subject to serious congestion and a chronic shortage of parking
- no mobility assessment, traffic analysis, or parking strategy
- conflicts with the aims of the Development Plan as regards safe and efficient traffic

- the area has seen a marked increase in café development in recent years, leading to an imbalance in the local commercial mix.
- phases out other retail/services, undermining diversity.
- creates a mono-functional streetscape that limits variety - there are currently 14 businesses serving food on the 300m stretch from Parliament Street to Dean street.
- as the tourist/visitor numbers drop the businesses that will suffer the most are the ones where over-concentration was allowed to happen.

4.0 Planning History

- 4.1 There is no recent planning history recorded on the online system.

5.0 Policy Context

5.1 Development Plan

Kilkenny City and County Development Plan 2021-2027

- The site is zoned General Business, the objective of which is to provide for general development. Section 2.9.5 of Volume 2 of the Plan identifies that a café is a permitted in principle use.
- The site is not located in the Core Retail area of Kilkenny City Centre.
- It is not a Protected Structure or listed on the NIAH, but it is located at the southern edge of St. Canice's Architectural Conservation Area (ACA) as per Table 4.1 and Figure HS8 of Volume 2 of the Plan, and within the Zone of Notification of Recorded Monuments, as per Figure HS3 of the Plan.
- In relation to the ACA designation, section 9.3.3. sets out general ACA development management guidance, to include:
 - To seek the retention, repair and maintenance of the buildings which make up the streetscape of the ACA.
 - To ensure the retention, repair and the regular maintenance, rather than replacement, of original/early features in buildings which

contribute to the character of an ACA such as chimney stacks, roof coverings, roof profiles, external wall treatments, doors and windows, shopfronts and pub fronts, while ensuring appropriate materials and repair techniques are used when repairs are being carried out.

- To ensure that inappropriate materials for windows, doors and rainwater goods constructed in aluminium or uPVC are not introduced to buildings within ACAs.
- St. Canice's Cathedral is also designated as a Landmark Building.
- Section 3.3.4 of Volume 2 sets out the retail objectives of the Plan, to include:
 - (vii) To encourage the reduction in vacant floorspace, taking into account suitability, obsolescence, and the identification of alternative uses that may be appropriate where possible, facilitate the regeneration and reuse of derelict buildings in appropriate locations for town centre uses and support the retention and maintenance of heritage premises and shopfronts.
- 13.24 of Volume 1 of the Plan sets out the policies for Shopfronts, including that the Planning Authority will encourage the maintenance of original shopfronts, and encourage the use of high-quality natural materials in shopfront design.
- Section 13.24.1 states that signage should be simple in design and not excessive in illumination or size. Section 13.24.3 relates to canopies including awnings, to include that traditional awnings will be favoured.
- In relation to car parking, section 12.12 of Volume 1 of the Plan states that one of the cross-cutting themes of the Development Plan is to encourage a shift to more sustainable forms of transport. Car parking standards for non-residential development are stated to be maxima.

5.2. Relevant National or Regional Policy / Ministerial Guidelines

Architectural Heritage Protection – Guidelines for Planning Authorities 2011

These guidelines are issued under Section 28 and Section 52 of the Planning and Development Act 2000 and concern development objectives: a) for protecting structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest, and b) for preserving the character of architectural conservation areas.

5.3. Natural Heritage Designations

The proposed development site is c. 0.276km to the west of the River Nore SPA (Site Code: 004233), and c. 0.276km to the west of the River Bannan and River Nore SAC (Site Code: 002262).

6.0 EIA Screening

- 6.1 The proposed development does come within the definition of a 'project' for the purposes of EIA, as it involves the execution of construction works. However, it does not fall within a class set out in Schedule 5, Part 1 or 2 of the Planning and Development Act, 2000, as amended. Therefore, EIA is not required. Refer to Form 1 in Appendix 1 of this report.

7.0 The Appeal

7.1 Grounds of Appeal

A Third Party appeal has been submitted by the sole observer on the application, generally stating the same grounds as the observation:

- Exacerbation of traffic and parking pressure:
 - The area of the proposed development is already experiencing significant traffic congestion and parking shortages, which is particularly acute during morning peak hours, lunchtimes and evenings and weekends.

- There is extremely limited on-street parking, and nearby car parks are often at capacity by early morning.
- The proposed café will attract higher footfall, and generate more short-stay parking demand, as well as additional deliveries.
- No mobility management plan or traffic analysis has been provided, contrary to policies of the Kilkenny City and County Development Plan.
- Overconcentration of café-type uses and loss of retail diversity
 - The area already contains 14 food serving businesses, and is adjacent to High Street which also has a large number of food service establishments.
 - This level of concentration reduces commercial diversity, displaces retail/services that support broader footfall and creates a monofunctional streetscape, and makes the area more vulnerable to market shifts.
 - It conflicts with the policies of the Plan which support a mix of uses, protect retail streets from the dominance of any single use, and warns of the negative impact of clustering on vitality.
- Strategic Impact Amid Tourism Decline
 - In a city like Kilkenny which relies on tourism there is a danger of over-concentrating in a narrow sector like food/hospitality.
 - Allowing more cafes at the expense of retail diversity leaves the area vulnerable to sectoral downturns, and compromises the city's unique character.
 - Converting viable retail opportunities into cafes adds saturation rather than solving vacancy.
- A refusal of permission is requested. the area has seen a marked increase in café development in recent years, leading to an imbalance in the local commercial mix.

7.2. Applicant Response

The applicant's response dated 11th August, 2025 states the following:

- Concerns about potential traffic exacerbation of traffic and parking problems are overstated.
- The proposed café is intended to serve existing visitors. It is not designed as a high-end destination restaurant attracting exclusive, car-dependent customers.
- A total of 4no. car parking spaces would be required having regard to the Plan. The betting office use would require 5no. spaces, therefore the café requires 1no. less space.
- Traffic congestion typically occurs at predictable times and will not be materially affected by a small café.
- A mobility management plan or traffic analysis is disproportionate and unnecessary.
- Increased footfall should be seen as a benefit, not a burden.
 - Deliveries would be limited to 2-3 times per week. ○ Existing waste collections will be used.
 - The majority of customers will arrive on foot.
- The presence of other food-serving businesses does not concentrate saturation, and the café will complement existing businesses. The new café will introduce a different style of cakes, distinct from other outlets.
- Vibrant food clusters boost footfall and encourage visitors to linger.
- There is clear local demand for the development. An article from the Kilkenny People is enclosed.
- The café will contribute to tourism objectives for Kilkenny.

7.3 Planning Authority Response

None on file.

7.4. Observations

None.

7.5. Further Responses

None.

8.0 Assessment

8.1. Having examined all the application and appeal documentation on file, and having regard to relevant policy, I consider that main issues which require consideration in this appeal are those raised in the grounds of appeal.

8.2 The main appeal issues are as follows:

- Traffic and parking impact
- Overconcentration of café type uses and loss of retail diversity
- Impact on tourism
- Other

8.3 Traffic and parking Impact

8.3.1 The appellant contends that the proposed development will exacerbate existing traffic congestion and will generate additional parking demand, and that there is extremely limited on-street parking and nearby car parks are often at capacity by early morning.

8.3.2 The applicant's response states that the concerns raised are overstated and that the proposed café will serve existing visitors, and will not materially affect traffic congestion of itself.

8.3.3 The proposed development site is an existing ground floor commercial premises of an established three-storey building in the city centre which, like adjacent ground floor commercial premises, does not have dedicated car parking, but, instead is served by existing city centre shared car parking resources, as would generally be the case for most city centre commercial activity.

- 8.3.4 This would also be the case for the former betting office use of the ground floor premises.
- 8.3.5 As the appellant correctly notes, the proposed café use would attract daily footfall, and, as noted by the applicant, this footfall would typically comprise existing city centre customers.
- 8.3.6 The café would operate no differently to the previous betting office in this context.
- 8.3.7 I would agree with the applicant that the café use of itself will not result in any traffic congestion or result in constraints on existing car parking resources.
- 8.3.8 As the proposed development involves the reuse of a vacant ground floor premises as a café use, without additional car parking, there would be no requirement for a traffic assessment or mobility management plan.
- 8.3.9 In addition, given the limited deliveries that the café use would generate, there would be minimal impact on existing traffic movements in the area.

8.4 Overconcentration of café type uses and loss of retail diversity

- 8.4.1 The appellant contends that the proposed development will lead to an overconcentration of such uses to the detriment of the retail environment.
- 8.4.2 The applicant's response notes that the proposed development will complement the range of food offerings in the City centre and will support the existing retailing environment.
- 8.4.3 I would agree with the applicant that the proposed development will contribute to the overall vitality of the city centre and the overall mix of city centre uses.
- 8.4.4 I note the vacant status of the premises and its previous use as a betting office, therefore the proposed development will not result in the loss of an active retail use.
- 8.4.5 A café use is permitted in principle in the General Business zoning objective that applies to the proposed development site. A café use would have more

synergy with existing City centre uses, and will not lead to an overconcentration of such uses given the extensive footprint of the City Centre and its available retail offering.

8.4.6 I also note that the proposed development site is located outside the retail core of the City Centre.

8.4.7 I further note that the proposed development will ensure the retention and reuse of a vacant ground floor premises located within the St. Canice's ACA streetscape which is generally in accordance with guidance set out in section 9.3.3 of the Plan with respect to development in an ACA.

8.5 Impact on tourism

8.5.1 The appellant contends that the proposed use as a café would have negative consequences for the City's tourism industry.

8.5.2 The applicant considers that the proposed development will encourage tourists to linger in the City centre.

8.5.3 I would agree with the applicant that the proposed café use will contribute to the diversity of supporting tourism infrastructure in the city. The reuse of a vacant City Centre premises will also have a positive impact on tourism in the City.

8.6 Other

8.6.1 The Planning Authority has attached conditions setting out the hours of operation of the café; a waste management plan; and the management of odours and noise, which are all appropriate and are recommended to be attached to a decision, in the event that the Commission is minded to grant permission.

8.6.2 The Planning Authority has also attached a condition requiring details of signage to be agreed with the Planning Authority prior to the commencement of development, having regard to the location of the proposed development in the ACA. This is a reasonable condition, and it is also recommended that details of the proposed awning are also agreed with the Planning Authority prior to the commencement of development.

8.6.3 In its submission, the Development Applications Unit of the Department of Housing, Local Government and Heritage has recommended the omission of the canopy/awning. I agree that the design of the proposed canopy/awning is not in accordance with the requirements of the Plan, but I do not agree that it should be omitted. The addition of a canopy/awning will add to the character of the property and complement its proposed use as a café. As noted above, I recommend that revised details for a more appropriate canopy/awning design are agreed with the Planning Authority prior to the commencement of development.

8.6.4 The Development Applications Unit has also requested that signage be restricted to the fascia only with details of same to be agreed with the Planning Authority, to be either hand-painted or individual raised lettering. Given the location of the property in an ACA, and as noted above, a condition of this nature is considered reasonable, as is a condition de-exempting further signage, and are recommended to be attached in the event of a grant of permission.

8.6.5 The Development Applications Unit has also requested that revised windows be of hardwood timber. I note that the applicant proposes the retention and repair of the existing shopfront joinery, and the modification of the existing shop windows to introduce a horizontal division, and alteration of the window opening mechanism. Having regard to the proposal to retain the existing shopfront and existing windows, I do not consider that this condition is warranted.

9.0 AA Screening

9.1. I have considered the development to consist of change of use of existing betting office into a café. The development will consist of change of use of betting office unit into coffee and cake area, kitchen, sitting areas and toilets at 72.4sqm and the provision of a new signage together with an external awning over the existing shop front at 9a Irish town, Kilkenny, Co. Kilkenny in light of the requirements S177U of the Planning and Development Act 2000 as amended.

- 9.2 The proposed development site is c. 0.276km to the west of the River Nore SPA (Site Code: 004233), and c. 0.276km to the west of the River Bannan and River Nore SAC (Site Code: 002262).
- 9.3 The proposed development comprises the change of use of existing betting office into a café. The development will consist of change of use of betting office unit into coffee and cake area, kitchen, sitting areas and toilets at 72.4sqm and the provision of a new signage together with an external awning over the existing shop front at 9a Irish town, Kilkenny, Co. Kilkenny.
- 9.4 No nature conservation concerns were raised in the planning appeal.
- 9.5 In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on the River Nore SPA (Site Code: 004233) or the River Bannan and River Nore SAC (Site Code: 002262) in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.
- This determination is based on:
- The modest scale of the works and the nature of the development
 - Location - distance from nearest European site and lack of connections
- 9.6 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.
- 9.7 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.
- 9.8 Likely significant effects are excluded and therefore Appropriate Assessment (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 in a City centre area of Irishtown, off Dean Street, Kilkenny. The nearest relevant water bodies are (i) the Bregagh (Kilkenny) Stream, code IE_SE_15B020350 c. 0.07km to the south, the status of which is 'At Risk', and (ii) the Nore Stream, code IE_SE_15NO11950 c. 0.07km to the south.
- 10.2 The proposed development comprises permission for development to consist of change of use of existing betting office into a café. The development will consist of change of use of betting office unit into coffee and cake area, kitchen, sitting areas and toilets at 72.4sqm and the provision of a new signage together with an external awning over the existing shop front at 9a Irish town, Kilkenny, Co. Kilkenny.
- 10.3 No water deterioration concerns were raised in the planning appeal. I have assessed the proposed development of the change of use of existing betting office into a café. The development will consist of change of use of betting office unit into coffee and cake area, kitchen, sitting areas and toilets at 72.4sqm and the provision of a new signage together with an external awning over the existing shop front, 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
- 10.4 The reason for this conclusion is as follows:
- The nature and scale of the development proposed which includes a connection to a public services.
 - Distance from the nearest relevant water bodies, and the lack of hydrological connections.
- 10.5 Conclusion

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers,

lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

11.1. I recommend the Commission grant permission for the reasons and considerations set out below.

12.0 Reasons and Considerations

Having regard to the applicable General Business zoning objective which permits a café use in principle, and Section 2 9.3.3 of Volume 2 of the Kilkenny City and County Development Plan 2021-2027 in relation to development in an ACA, it is considered that, subject to compliance with the conditions below, the proposed development would not detract from the built heritage character of the area, would not seriously injure the amenities of the area, will not result in a traffic hazard, and is in the interests of the proper planning and sustainable development of the area.

13.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended on 29th April, 2025, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars</p> <p>Reason: In the interest of clarity.</p>
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2.	<p>The specifications for (i) signage, which shall be either hand-painted or of individual raised lettering, and (ii) the awning shall be agreed with the Planning Authority prior to erection of any such signage and awning.</p> <p>Reason: To protect the character and visual amenities of the Architectural Conservation Area.</p>
3.	<p>No signage, advertising structures, advertisements, security shutters or other projecting elements, including flagpoles, (including that which is exempted development under the Planning and Development Regulations, 2001 as amended), other than those shown on the drawings submitted with the application, shall be erected or displayed on the building or within the curtilage of the site unless authorised by a further grant of planning permission.</p> <p>Reason: In the interest of visual amenity and to protect the character of the Architectural Conservation Area.</p>
4.	<p>Customer opening hours are restricted to between 7:30 and 22.00 hours daily.</p> <p>Reason: To protect the amenities of the area.</p>
5.	<p>A plan containing details for the management of waste (and, in particular, recyclable materials) 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.</p> <p>Thereafter, the agreed waste facilities shall be maintained and waste shall be managed in accordance with the agreed plan.</p> <p>Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment and the amenities of properties in the vicinity.</p>

6.	<p>The development shall not give rise to odours, noise or other nuisance beyond the property and no extraction vent shall be attached to the building without the express consent of the building owners.</p> <p>Reason: In the interest of public health and to protect the amenities of the area.</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.

Aiden O'Neill
Planning Inspector

12th October, 2025

Appendix A: Form 1 EIA Pre-Screening

Case Reference	ACP-323041-25
Proposed Development Summary	For development to consist of change of use of existing betting office into a café. The development will consist of change of use of betting office unit into coffee and cake area, kitchen, sitting areas and toilets at 72.4sqm and the provision of a new signage together with an external awning over the existing shop front.
Development Address	9a Irish town, Kilkenny, Co. Kilkenny R95 XK40
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)	<div style="margin-bottom: 10px;"> <input checked="checked" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2. </div> <div> <input type="checkbox"/> No, No further action required. </div>

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.	
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q 5	
1. Is the proposed development of a CLASS specified in <u>Part 2</u>, 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 proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	

<input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	
2. 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)?	
Yes <input type="checkbox"/>	
No <input type="checkbox"/>	

Inspector: _____

Date: 12th October, 2025