



An
Coimisiún
Pleanála

Inspector's Report ACP-323061-25.

Development	Construction of extension to side of house
Location	Ballinacarrig Road, Quinagh, Co. Carlow.
Planning Authority	Carlow County Council
Planning Authority Reg. Ref.	2460321
Applicant(s)	Michael and Jean Brennan
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant(s)	Ollie and Rose Breslin
Observer(s)	None
Date of Site Inspection	16 th September 2025
Inspector	Patricia Byrne

1.0 Site Location and Description

- 1.1.** The appeal site is located at Ballincarrig Road, Quinagh situated south of Carlow town and c. 250m west of main line rail infrastructure. The site, comprising a stated area of 0.22 Ha. is located on the southern side of a local road and is occupied by a two-storey dwelling house with double height bay projection and a single storey porch and entrance area to its front elevation. The dwelling has a half-hip roof design, and a detached garage is located to its western elevation. A stone boundary wall and hedging form the perimeter treatment to the public road.
- 1.2.** The site is bounded to the east and west by similarly sized plots containing detached single storey dwellings.
- 1.3.** To the south, the site is bounded by the rear gardens and a small area of open space serving dwellings within the Quinagh Green housing estate.

2.0 Proposed Development

- 2.1.** The development concerns the construction of a ground and first floor extension providing for the enlargement of the subject dwelling house and connection to the existing detached garage. The proposed works extend to a stated area of 71.73sq.m. The gross floor area of existing buildings is stated as 176sq.m.

3.0 Planning Authority Decision

3.1. Decision

- 3.2.** Carlow County Council by Chief Executive's Order No. 36676 dated 24th June 2025, granted permission for the development, subject to 11 no. conditions.

3.3. Conditions

The Planning Authority grant of permission was subject to 11 no. conditions. Condition no. 3 is relevant to this appeal and is referenced below in full:

Condition 3

(a) Prior to the commencement of development, the applicants shall submit a full set of revised elevation and ground floor plan drawings demonstrating the omitted false wall.

(b) Prior to the commencement of development, the applicants shall submit a revised side/west elevation drawing demonstrating the west facing high level windows 2.1m high from the finished floor level to the bottom of their frame as detailed in the further information (i.e. cover letter) received by the Planning Authority as Further Information on 29/05/2025.

Reason: in the interest of clarity and to enable the Planning Authority to check the development when completed, by reference to the approved particulars.

3.4. Planning Authority Reports

3.4.1. Planning Officer's report

Two planning reports were prepared. The conclusion of the initial report sought the submission of Further Information with regard to matters concerning existing and proposed floor plans demonstrating extant and proposed uses; clarity as to the rationale for the proposed use of the ground floor; invitation to submit design revisions to address loss of residential amenity to adjacent property; confirmation of wastewater and surface water collection arrangements, (including confirmation that the existing waste water system could accommodate additional loading).

The subsequent report of the planning officer determined the response to the Further Information request was acceptable and recommended that permission be granted subject to conditions.

3.4.2. Other Technical Reports

- **District Engineer:** No objections raised. Standard conditions referenced.
- **Active Travel:** No objections raised.
- **Carlow Fire Authority:** No objections raised. Conditions relating to fire brigade access and water supply for firefighting purposes.

- **Environment Section:** Two reports prepared with the initial report from the Senior Engineer Environment requesting Further Information with regard to ground floor plans, surface water disposal and wastewater treatment arrangements. Following a response to the request for Further Information, a subsequent report recommended the development be permitted subject to conditions.
- **Environmental Department:** No objections raised. Prior to works commencing, a Construction Environmental Management Plan and a Resource Management and Waste Management Plan are to be completed. Conditions were also included in relation to control of invasive species and best practice during construction.

3.5. Prescribed Bodies

No reports received from Prescribed Bodies.

3.6. Third Party Observations

One submission was received by the Planning Authority from Ollie and Rose Breslin (the appellants in this appeal). The matters raised related to the scale, use and design of the extension, in particular the rationale for two-storey design rather than single storey which would be the optimal format where a granny flat is proposed; Issues in relation to overlooking from first floor windows; Proximity to boundary and variation in ground levels giving rise to risk of undermining the driveway and boundary during construction; Ability of existing wastewater treatment system to cater for additional loading.

The matters raised are generally as per the appeal.

4.0 Planning History

No previous valid applications noted on the Planning Authority website.

5.0 Policy Context

5.1. Carlow County Development Plan 2022-2028

The site is governed by the policies and objectives of the operable Development Plan for the area being the Carlow County Development Plan 2022-2028. The following are relevant to this assessment.

Chapter 3 Housing:

Section 3.15 Other Residential Development in Urban Areas

Extensions to Dwellings- Policy

Policy ED. P1 *‘Encourage sensitively designed extensions to existing dwellings in compliance with Development Management Criteria in Chapter 16 and which do not negatively impact on the environment or the residential amenities of surrounding properties or the local streetscape’.*

Chapter 16 Development Management Standards

Section 16.8.13 Extensions to Dwellings

The design and layout of extensions shall have regard to the character of the existing dwelling, the nature of the surrounding area and the amenities of adjoining properties, particularly as regards sunlight, daylight and privacy. The following basic principles shall be applied:

- i. The extension should be sensitive to the existing dwelling in its form, scale and appearance and should not adversely distort the scale or mass of the structure or adjoining properties. Contemporary and innovative designs that would make a positive contribution to the local streetscape will be considered on their merits.*
- ii. In rural areas, the design of extensions should also have regard to the Key Principles set out in Chapter 13 Rural Design Guide.*
- iii. The extension should not provide for new opportunities for overlooking of the private area of an adjacent residence where no such overlooking previously existed.*

- iv. *In an existing developed area, where a degree of overlooking is already present, the new extension must not significantly increase overlooking possibilities.*
- v. *New extensions should not overshadow adjacent dwellings to the degree that there is a significant decrease in daylight or sunlight entering into the house. Daylight and sunlight assessments maybe required. This shall be carried out in accordance with the recommendations of the BRE Guidance 'Site Layout Planning for Daylight and Sunlight': A Guide to Good Practice (2011).*
- vi. *In all cases a minimum private rear garden area must be retained, unless located on a constrained inner urban town centre site, where the development would be appropriate in the context of preserving the historic fabric and maintaining vibrancy of the town centre.*
- vii. *Ability to provide adequate car parking within the curtilage of the site.*
- viii. *If the property is serviced by an individual on-site wastewater treatment system this system must have the capacity to accommodate any additional loading in accordance with the EPA Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Houses. This may result in the requirement for existing systems to be upgraded to the current standards.*

Chapter 6 Infrastructure and Environmental Management

Surface Water Drainage/SuDS Objectives

Objective SW O1

Require all development (including extensions to existing development) proposals to incorporate design criteria and SuDS measures in accordance with Carlow County Council SuDS Policy in order to reduce the potential impact of existing and predicted flood risks and to improve biodiversity and amenity value.

Carlow Graiguecullen Joint Urban Local Area Plan 2024-2030

The Carlow-Graiguecullen Joint Urban Local Area Plan 2024-2030 was adopted by Laois County Council and Carlow County Council in July 2024.

The appeal site is identified as Existing/Infill Residential with an Objective *‘to protect and improve existing residential amenity; to provide for appropriate infill residential development; to provide for new and improved ancillary services’*.

The Objective and Purpose seeks *inter alia* to ensure that *‘infill developments, extensions and the refurbishment of existing dwellings will be considered where they are appropriate to the character and pattern of development in the area and do not significantly affect the amenities of surrounding properties.’*

Lands to the immediate north of the site are identified as Strategic Reserve.

5.2. Natural Heritage Designations

The site lies approximately 1.1km from the River Barrow and River Nore SAC Site Code 002162 and is approximately 11km from the Slaney Valley SAC, Site Code 000781. Oakpark pNHA, Site Code 000810, lies 4.97km from the site to the north.

5.3. Archaeology

The development site lies approximately 100m east of an archaeological site Ref CW007-076 Enclosure.

6.0 EIA Screening

7.0 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.

8.0 The Appeal

8.1. Grounds of Appeal

The third-party appeal is made by Ollie and Rose Breslin. The grounds may be summarised as follows:

- Planning Authority request for Further Information did not result in significant design alterations and third-party concerns were not therefore addressed.
- Concerns in relation to the scale, design and use of the extension, particularly in relation to the design rationale with habitable accommodation at first floor level and storage below. Alternative design, providing a single storey format and relocation of the garage is suggested.
- Concerns regarding height of the extension.
- Proximity to third party boundary gives rise to the potential to undermine the boundary and driveway given the variation in ground levels between the properties.
- Overlooking from first floor living room and bedroom areas, notwithstanding window treatments. Preference for alternative design such as a single storey extension or dormer with no windows to the side.
- Intended use of first floor level including living room/tv room would have different hours of occupancy than bedroom areas, leading to overlooking at different times.
- Limitations of shadow analysis undertaken.
- Evidence as to the suitability of the on-site wastewater treatment system to cater for the scheme should be demonstrated.
- Could not discuss with the applicant in advance to obviate design concerns.
- Potential for future attic conversion.
- Future use of the extension, potentially as a granny flat. If such use is intended, a single storey format would be more appropriate.

8.2. Applicants Response to Appeal

The applicants response to the appeal may be summarised as follows:

- The concerns raised in the grounds of appeal are similar to those contained within the third-party's objection to the planning application and have been addressed in the response to the Planning Authority's request for Further Information.
- Response disputes contention that no opportunities were afforded parties to discuss the proposals
- The development does not give rise to overlooking by virtue of height, depth and treatment of the window opes proposed.
- No door opes are proposed, other than double doors to facilitate garage access.
- The subject property pre-dates development in the vicinity. The existing ground is unaffected by the proposals.
- Rationale for the design format is set out and refers to the location of services, reduced carbon footprint, practical and economical use of the existing garage and achievement of the applicant's requirements.
- The development facilitates a domestic extension and is not intended for use as a granny flat.
- The separation between boundaries and gable ends indicates that the proposed development is no closer to the common boundary than the existing garage. A structural engineer would be retained during construction.
- The development does not give rise to overlooking and shadow analysis would indicate that the new gable has the same effect as the existing.
- Rear gardens are south facing, and impacted third-party bedroom is dual aspect.
- Dwelling remains as four-bedroom unit.
- The appellant's property does not provide for recreational space adjacent the subject site and the design of the extension is cognisant of third-party concerns by inclusion of high-level windows.
- Proposed finishes are more sustainable and add interest.

8.3. Planning Authority Response

The Planning Authority has no further comment to make in relation to the appeal and refers to the reports of the planning officer dated 29th November 2024 and 23rd June 2025.

8.4. Observations

None received.

9.0 Assessment

9.1. Having examined the application details and all other documentation on file, including the submission received in relation to the appeal and inspected the site, and having regard to the relevant local, regional and national policies and guidance, I consider that the main issues in this appeal relate to:

- Impact on Residential Amenity
- Design and Use of the Extension
- Waste water disposal

9.2. Impact on Residential Amenity

9.2.1. Overlooking from First Floor Windows

The appellants property comprises a single-storey, brick-faced dwelling set in landscaped grounds. The property is separated from the appeal site by mature hedging. The gable elevation of the two-storey dwelling is clearly visible from within the appellants site with the roof line of the single storey garage also visible.

The site layout/site contours plan dated 7th October 2024 indicates a separation of between 2.8m and 2.1m between the gable elevation of proposed extension and the common boundary between the two sites. It should be noted that ground levels within the appeal site are below those of the third-party neighbouring property. The level difference is stated as 1.2m

The appellants raise concerns in relation to overlooking from first floor windows proposed within the western gable elevation. In this regard, window opes are shown serving the proposed living room/tv room and the front bedroom. It should be noted that the bedroom is also served by an ope in the northern (front) elevation. The second bedroom on this floor will be served by windows to the rear elevation only.

Revised plans and particulars submitted on the 29th May 2025 to the Planning Authority indicate the intended installation of high-level windows with translucent glass, non-opening with factory assembled vents to the frames. The text of the response indicates the windows are positioned 2.1m high from the first-floor level to the bottom of their frame, while the side elevational drawing of the same date indicates the cill 1.7m from the finished floor level.

Taking Section 16.8.13 Extensions to Dwellings of the Carlow County Development Plan 2022-2028, I note that subsection (iii) requires that 'the extension should not provide for new opportunities for overlooking of the private area of an adjacent residence where no such overlooking previously existed'. Taking account of the scale and design specifications of the windows proposed, together with the position of the cill above the finished floor level, I contend that the requirements of Section 16.8.13 are complied with, and the positioning and design specifications of the windows would not give rise to new opportunities for overlooking of private amenity areas. Should the Commission be minded to grant planning permission, a condition giving effect to the design of the windows is suggested for inclusion. Given the reference in the documents to two measurements, such a condition would also provide clarity as to the height of the finished cill level.

9.2.2. Overshadowing

I note that as part of the response to the Planning Authority's Further Information request, the applicant provided a shadow analysis concluding that the proposed extension will have little impact on the adjoining property, and that because of the orientation of the rising sun, the proposed gable will produce similar levels of shadow as the existing.

I note the times/date of the analysis being 21st June -summer solstice. I note also the alignment of both the appeal site and the third-party property on a north-south alignment.

Section 16.8.13 of the Development Plan requires that *'new extensions should not overshadow adjacent dwellings to the degree that there is a significant decrease in daylight or sunlight entering into the house. Daylight and sunlight assessments maybe required. This shall be carried out in accordance with the recommendations of the BRE Guidance 'Site Layout Planning for Daylight and Sunlight': A Guide to Good Practice (2011).'*

While noting the site and development context in question, i.e. a domestic extension, I conclude that the extension would not give rise to excessive levels of overshadowing or loss of light to the adjacent property, particularly having regard to the design and orientation of the existing dwelling on site. In this regard, I consider that the proposed extension would be compliant with the requirements of Section 16.8.13 of the Development Plan.

9.3. Design and Use of the Extension

The first party in their response to the appeal set out the intended uses of the additional floor space and confirm that a granny flat is not proposed. The plans submitted do not demonstrate that a separate self-contained/partially contained unit is under consideration, and no additional stairwells are provided for within the extension (other than what appears to be a retractable stair to the attic). Thus, the proposed first-floor accommodation is accessed from and connected directly to, the existing first floor accommodation only. This includes two bedrooms, living/tv room and a bathroom. No kitchen or food preparation area is illustrated. The entire ground floor area within the extension, is shown as accommodating an extension to the garage and an area of 'open space for storage'. Roof lights are shown to the front roof slope serving the attic, however, no floor plans are provided for this space.

I conclude from assessment of the plans before me, that the proposed accommodation at first and ground floors is as set out in the description of development and public

notices and is for the purposes of a domestic extension rather than providing a self-contained/partially self-contained unit. A planning condition to this effect should be included if permission is under consideration.

The appellants question the design rationale for the two-storey extension, suggesting the floor space could be accommodated in single storey format. I note in this regard the intended ground floor layout as provided under the response to Further Information and note in particular, the extension to the existing garage and the area defined as 'open space for storage at ground level'. A doorway will connect the two areas. I note also from the Further Information response, that numerous services are positioned in this area. The intended use of the enlarged ground floor, while somewhat unorthodox, (providing an overall storage area (including extant garage) of approximately 70sq.m is broadly acceptable i.e. storage ancillary to the use of the property as a domestic dwelling house.

I note that the ground floor rear elevation of the proposed extension is to be left as an open void. Initial proposals to provide a 'false wall and window' to the front elevation were subsequently updated under the Further Information response and a similar void area (or installation of a gate) are now proposed. This arrangement is not entirely satisfactory, and the overall appearance of the extension would be improved by the inclusion of the wall and window opening as originally intended.

I note also the intention to drop the level of the roof ridge below that of the main house. I am of the view that the front building line of the extension should also be set back from the main house in order to further assist in assimilating the extension on site. If the Commission is minded to grant planning permission for this development, it is recommended that a condition setting back the front elevation of the extension from that of the host dwelling be attached.

Furthermore, it is noted that external finishes to the extension are indicated as comprising a zinc roof with a limestone slab cladding to the external walls. In this regard the juxtaposition of current and proposed materials is somewhat stark and, in

my view, the external treatments to the extension should match those of the host dwelling- plaster finish and slate/tile finish at roof level.

In conclusion, in terms of overall use, the proposal to provide for living accommodation at first floor level which is fully integrated with and accessible from the host dwelling is acceptable in principle. The intended use of the ground floor (storage) is also broadly acceptable and would not impact the amenities of neighbouring properties.

In terms of construction, I note concerns raised by the appellants in relation to proximity of the development to the common boundary between the two properties and the possibly of undermining the driveway and boundary given the variation in ground levels. Given the setback achieved in relation to the extension and the current separation between the dwellings, I am of the view that there is no real basis to consider that the development would give rise to such concerns.

9.4. Waste Water Disposal

The subject site is served by an onsite wastewater treatment system confirmed to be a septic tank with percolation trenching in the response to the Further Information request. The system is stated to be designed to cater for 6 PE. I note also the floor plans of the existing accommodation at first floor level which indicate 4 no. bedrooms while the proposed layout shows two bedrooms converted to a reading room and a home office, with two new bedrooms provided within the extension. I also note that the proposed first floor living/tv room could not be adapted for bedroom use. As such, there is no net increase in the number of bedrooms provided within the dwelling as a whole and thereby, no net increase in loading upon the wastewater treatment system. A planning condition requiring that any change in use of floor space within the property to increase the number of bedrooms would necessitate the written consent of the Planning Authority by way of planning permission is recommended given the potential for additional loading on the private wastewater treatment system and in the interests of clarity.

10.0 Appropriate Assessment Screening

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

The proposed development comprises extensions and alterations to an existing dwelling.

No nature conservation concerns were raised in the planning appeal.

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:

- Nature of the works e.g. small scale and nature of the development.
- Distance from nearest European site and lack of connections.
- Taking into account determination of the Planning Authority.

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 Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

11.0 Water Framework Directive

The appeal site is located approximately 1.1km from the River Barrow to the west and is c.433m from the River Burren (Burrin) which runs to the north, and which connects with the River Barrow.

The development comprises the construction of an extension to this existing detached dwelling house. Concerns were raised during the planning assessment and appeal in relation to additional loading on the existing wastewater treatment system. No

additional PE results from the development and there is no additional loading on the wastewater treatment system.

I have assessed the development seeking permission 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 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 water bodies either qualitatively or quantitatively.

The reason for this conclusion is as follows:

- Nature of works e.g. small scale and nature of the development
- Location-distance from nearest Water bodies and/or lack of hydrological connections.

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.

12.0 Recommendation

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

13.0 Reasons and Considerations

Having regard to the nature of the development proposed and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of

the area or property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

14.0 Conditions

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 29th day of May 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars. Reason: In the interest of clarity.
2.	The proposed development shall be amended as follows: (a) The front (northern elevation) of the extension over ground and first floor levels shall be set back from the front elevation of the host dwelling by not less than 0.5m. (b) The front (northern elevation) of the extension at ground floor level shall be fitted with a wall and window ope as set out in the plans and particulars lodged with the Planning Authority on the 7th of October 2024 (c) All external finishes to the proposed extension shall match those of the existing dwelling in terms of materials, textures and colours used. (d) The cill level of the two high level window opes at first floor in the western gable elevation shall be positioned not less than 2.1m above the

	finished floor level. The windows shall be designed so as to be non-openable with opaque glazing maintained therein indefinitely. Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Reason: In the interests of visual and residential amenity.
3	The total number of bedrooms within the dwelling house as extended shall not exceed 4 no. as per floor plans submitted to the Planning Authority on the 7th of October 2024 and on the 29th of May 2025. Any proposed change of use to provide for additional bedroom accommodation within the property, over and above that shown on the approved plans shall require the written consent of the Planning Authority. Reason: In the interests of clarity and to ensure the satisfactory operation of wastewater infrastructure.
4	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. Reason: To restrict the use of the extension in the interest of residential amenity.
5.	Storage areas at ground level shall be used solely for use incidental to the enjoyment of the dwelling house as a residential unit and shall not be used for commercial purposes. Reason: In the interests of residential amenity.

6.	Site development and building works shall be carried out between the hours of: Mondays to Fridays - 7.00 a.m. to 6.00 p.m, Saturday - 8.00 a.m. to 2.00 p.m. and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority. Reason: To safeguard the amenity of property in the vicinity.
7.	The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority. Reason: In the interest of public health.
8.	The glazing to all bathroom and en-suite windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable. Reason: In the interest of residential amenity.
9.	All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works. Reason: To protect the amenities of the area.
10.	The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased

	payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to the An Bord Pleanála to determine the proper application of the terms of the Scheme Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.
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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.

Patricia Byrne
Planning Inspector

2nd October 2025

Form 1 - EIA Pre-Screening

Case Reference	ACP-323061-25
Proposed Development Summary	Construction of extension to side of house
Development Address	Ballinacarrig Road, Quinagh, Co. Carlow
	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)	☒ Yes, it is a Project. Proceed to Q2. ☐ No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
☒ 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?	
☒ 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.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	State the Class and state the relevant threshold.
☐ 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)	State the Class and state the relevant threshold.

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)?	
Yes ☐	Screening Determination required (Complete Form 3)
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____

Date: _____