



An
Coimisiún
Pleanála

Inspector's Report

ACP 323288-25

Development

Intend to apply for planning permission for amendments to previously approved planning application (Reg Ref : F21A/0052) to include 1) increasing the footprint of the single storey garage structure in the front / side garden from 17 sqm to 27 sqm, it is not proposed to increase the height of the structure, 2) provide space within the structure for ancillary family uses - office and gym space, all other elements of the proposal are to be as per the original permission.

Location

9 Birchdale Drive, Kinsealy, Co Dublin, K67 F992

Planning Authority

Fingal County Council

Planning Authority Reg. Ref.

F25A/0499

Applicant(s)

Rory & Nicola O'Connor.

Type of Application

Permission.

Planning Authority Decision

Permission with conditions.

Type of Appeal	First Party
Appellant(s)	Rory & Nicola O'Connor.
Observer(s)	N/A.
Date of Site Inspection	31 st October 2025.
Inspector	R Taylor

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1.0 Site Location and Description

- 1.1** The appeal site is located at 9 Birchdale Drive, Kinsealy, Co. Dublin. The site comprises a two-storey semi-detached dwelling finished in facing brick to ground floor with smooth render to the first floor. The dwelling has a hipped and pitched roof finished in concrete tiled roof and has a broadly rectangular shaped plot. The plot is broadly orientated on a southwest (front) to northeast (rear) alignment. It is located at the end of a cul-de sac of a minor residential street largely comprising semi-detached dwellings of similar design and amenity space provision to the appeal site.
- 1.2** The appeal development is located within the front garden area of the dwelling, comprising a driveway/parking area and landscaped area. The front/northern/roadside boundary comprises a dwarf wall approximately 0.6m in height. The rear/southern boundary comprises a rendered block wall approximately 2m in height, whilst the western boundary comprises a rough rendered block wall approximately 2m in height, with a neighbouring dwelling immediately adjacent. There is a field boundary immediately adjacent to the southern boundary comprising hedging and 3 mature trees with a pasture field beyond. The appeal site and remainder of the plot have broadly level topography.

2.0 Proposed Development

- 2.1** The proposed development is a revision to a previously approved development for a single storey garage with extensions to the dwelling, granted permission on 05 May 2021 ref: F21A/0052.
- 2.2** The approved single storey garage is relevant to the current appeal. It includes a pitched roof and comprises dimensions of c.3.8m (w) x c.6m (d) x c. 4.2m (ridge height). It is setback c.1m from the roadside and western site boundaries, varying in distance from the rear/ southern site boundary between c.2.67m and c 0.66m due to the alignment of this boundary. The garage is approximately 14.2m west

from the front elevation of the dwelling at the closest point. This permission also includes increasing the road boundary 2m in height.

- 2.3** The appeal proposal seeks permission to increase the size, design and layout of the previously approved garage from 17sqm to 27sqm. The layout of the building is revised to a broadly “L” shape. The length of the roadside elevation is increased to 8.03m, depth to 5.168m at widest, narrowing to 4.105m. Ridge height is maintained in accordance with the previous approval at 4.139m. Accommodation comprises a gym, office, store, and bathroom.

3.0 Planning Authority Decision

3.1 Decision

The Planning Authority granted permission subject to 10 conditions on 29th July 2025.

3.1.1. Conditions

1. Development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached.
2. Save for the amendments granted on foot of this permission the development shall otherwise be carried out in accordance with the terms and conditions of register reference F21A/0052, save as may be required by the other conditions attached.
3. The bathroom indicated in submitted plans for the garage building shall be omitted.

REASON: In the interest of clarity and to ensure proper planning and sustainable development.

4. The side (north) window of the garage building shall be omitted.

REASON: In the interest of visual and residential amenity.

5. The garage building shall be used solely for use incidental to the enjoyment of the dwelling house and shall not be sold, rented or leased independently of the house and shall not be used for the carrying on of any trade or business
6. The garage building shall not be used for human habitation whatsoever, and in particular shall not be used for sleeping accommodation for any persons, whether part of the family occupying the main dwelling, or otherwise. The building hereby permitted shall not be used for any form of tourist accommodation, and shall not be sold, let or otherwise transferred or conveyed, save as part of the overall dwelling plot.
7. The finishes shall be as indicated on the submitted drawings unless otherwise agreed in writing with the Planning Authority prior to the commencement of development.
8. Requirements relating to surfacewater, in compliance with the Greater Dublin Regional Code of Practice for Drainage Works, Version 6.0, FCC, April 2006, and SuDS design and provision.
9. prevent the spillage or deposit of any materials including clay rubble or other debris on adjoining roads...(and) applicant/developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road.
10. Restriction of hours of construction Monday – Saturday and at no times on Sundays or Bank holidays.

The majority of conditions applied are of a standard nature, save for condition 3, which is the subject of this appeal and will be considered in the assessment below.

3.1.2. Planning Authority Reports

3.1.2.1 In recommending a grant of permission, a single planning report notes the following:

No pre-planning consultation undertaken.

Consultation with Departmental water services, and Transportation conditions recommended.

No third-party submissions received.

3.1.2.2 Works are acceptable in principle and compliant with RS zoning objective.

14.10.4 of the Plan relates to Garden Rooms. The associated wording requires omission of the bathroom to achieve compliance.

The window on the northwestern side elevation (relating to the bathroom) shall be removed to ensure integration with the surrounding context.

Proposal is acceptable in relation to character and will not result in undue visual impact, overshadowing, overlooking or overbearance to the surrounding area.

3.1.2.3 Appropriate Assessment: individually, or cumulatively with other projects, the proposal will not have a significant effect on European sites, without taking account of mitigation measures or measures intended to avoid or reduce any impacts.

3.1.3 Other Technical Reports

Water Services: no objections (surface water and flooding) subject to condition.

Transportation: no objections subject to condition.

3.3. Prescribed Bodies

None

3.4. Third Party Observations

None

4.0 Planning History

4.1 F21A/0052: Permission for the construction of 1) a single storey porch to the front, 2) a part 2 storey, part single storey extension to the side and rear, 3) to raise part of the front/side boundary wall to 2 meters in height, 4) a single storey detached garage building in the front/side garden, with all associated site works and SuDS drainage. Grant Permission subject to 14 conditions 05 May 2021.

4.2 Conditions attached are broadly of a standard nature.

4.3 Condition 9 requires amendment of the submitted design of the front/roadside boundary treatment and states the following:

The developer shall comply with the following requirements of the Planning Authority;

(a) The proposed increase in boundary wall height to 2.0m shall be a combination of wall & railing. The lower part of the boundary to be of solid/masonry construction not exceeding 0.9m in height, with 1.1m high railings on top for a combined maximum height of 2.0m.

(b) The first 2m length (to the immediate west of the entrance) of the proposed boundary shall not exceed a maximum height of 0.9m to provide for inter-visibility between pedestrians and vehicles leaving the parking area.

(c) Prior to the commencement of the development the developer shall agree in writing with the Planning Authority the spacing of the vertical members of the proposed railing to ensure that an adequate level of visibility between vehicles and pedestrians is achieved prior to construction. Upon agreement of the spacing, the details shall be set out on plans at scale 1:100 to be submitted to and agreed in writing with the Planning Authority prior to the commencement of the development.

(d) No objects, structures or landscaping shall be placed or installed within the visibility triangle exceeding a height of 900mm; which would interfere or obstruct (or could obstruct over time) the required visibility envelopes.

(e) All works shall be carried out at the developer's expense and to the requirements of the Transportation Department of Fingal County Council.

REASON: In the interest of proper planning and sustainable development of the area.

5.0 Policy Context

5.1 Development Plan

- The Fingal Development Plan 2023 – 2029 was made on 22nd February 2023 and came into effect on 5th April 2023. It has regard to national and regional policies in respect of residential development. The following policy considerations are relevant based on the nature of the proposal:
- Map Sheet No.8 Swords Zoning Objective: RS – Residential: Objective: Provide for residential development and protect and improve residential

amenity. Objective Vision: Ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity.

- Chapter 3: Sustainable Placemaking and Quality Homes.
- 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 14 Development 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.
- 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.

5.3. Natural Heritage Designations

- The appeal site is not within or adjacent to a designation. The closest Natural Heritage designations are as follows:

- Special Protection Areas:

Malahide Estuary SPA	Sitecode	004025 c. 1.76km to north.
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Baldoyle Bay SPA	Sitecode	004016 c. 4.6km to southeast.
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- Special Area of Conservation:

Malahide Estuary SAC	Sitecode	000205 c. 1.76km to north.
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Baldoyle Bay SAC	Sitecode	000199 c. 4.6km to southeast.
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- Proposed Natural Heritage Areas:

Feltrim Hill	Sitecode	001208 c. 0.71km to south.
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Malahide Estuary	Sitecode	000205 c. 1.76km to north.
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Sluice River Marsh	Sitecode	001763 c. 3.6km to southwest
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Baldoyle Bay	Sitecode	000199 c. 4.6km to southeast.
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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. 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 this report.

7.0 The Appeal

7.1 Grounds of Appeal

- The first party wish to appeal against condition 3 which, in summary, seeks the omission of the bathroom facility within the outbuilding. It is stated that this is unnecessary and overly restrictive in the context of how the space will be used by the family.
- The inclusion of the bathroom is sought on the grounds of practicality, hygiene, and comfort. The appellant has a young family, and no bathroom facility would be disruptive to play and supervision with a requirement to return to the main dwelling to use bathroom facilities.
- The appellants also work from home, and a bathroom facility would minimise disruption during working periods and to the remaining household when in use during early morning and late-night periods. The proposal facilitates a flexible use of their home.
- The proposal does not intensify or enable separate residential occupancy, which is prohibited by conditions 5 and 6.
- The appellants are willing to omit the north facing window referred to in Condition 4 to reinforce that the proposal is not a separate dwelling.
- Application ref: F24A/0845 was granted permission for a domestic conversion for similar facilities. This inclusion is not inconsistent with Fingal's approach.

7.2. Planning Authority Response

- There is a single response from the Council dated 14th August 2025. It summarises and repeats the findings in the planning report, stating the following:
- The omission of the bathroom facility is appropriate to comply with policy 14.10.4 of the Development Plan.

- The Planning Authority is satisfied that the proposed works subject to amendment would not unreasonably compromise the residential amenity of the properties within the vicinity.

7.3. Observations

- None.

7.4. Further Responses

- None.

8.0 Assessment

- 8.1. This is a first-party Section 139 (Planning and Development Act, 2000 [as amended]) appeal against a Condition. The Condition under appeal is Condition No. 3 attached to the Planning Authority's decision to grant permission, which seeks the omission of a bathroom facility as indicated on the supporting plans.
- 8.2 Having regard to the nature of the Condition the subject of the Appeal, it is considered that the determination by the Board of the application, as if it had been made to it in the first instance, would not be warranted. Therefore, in my opinion, the Board may determine the matters raised in the appeal only, in accordance with Section 139 of the Planning and Development Act 2000 (as amended), and I intend to limit my consideration to the matters raised in relation to the terms of that condition.
- 8.3 Having examined the application details, and all other documentation on file including the submission received in relation to the appeal, the reports 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 assessed are as follows:
- Inclusion of a bathroom and associated impacts.

8.4 14.10.4 Garden Rooms of Chapter 14 Development Standards sets out requirements for development of this nature. The first sentence of 14.10.4 provides a definition/typology of “ancillary accommodation”, including “playroom, gym, or study/home office for use by occupants of the dwelling house”. The proposal includes a gym and office, two of the uses referred to in the definition of ancillary accommodation, which confirms 14.10.4 is the relevant consideration for the proposal.

8.5 14.10.4 includes stipulations to manage the scale and nature of ancillary accommodation as follows:

- a) Structures should be modest in floor area and scale, relative to the main house and remaining rear garden area;
- b) 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;
- c) External finishes shall be complementary to the main house.
- d) Shall not be fitted out in such a manner including by the insertion of a kitchen or toilet facilities;
- e) Any such structure shall not provide residential accommodation;
- f) Structures shall not be let or sold independently from the main dwelling.

Each of the above criteria shall be considered in turn below.

- a) Structures should be modest in floor area and scale, relative to the main house and remaining rear garden area;

8.6 The proposal has an internal floor area of c. 26.6 sqm and is single storey in height. I am satisfied that the proposal meets the requirement of being “modest in area and scale” relative to the main house and garden area in terms of both the existing dwelling (c. 82sqm) and dwelling as extended (c.131sqm) by the granted permission. The proposal is not located within the rear garden which is therefore not impacted by the proposal.

b) 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;

8.7 I am also satisfied that the proposal would not adversely affect amenity of existing or neighbouring dwellings given the design, height and location of the proposal relative to adjacent properties and taking account of the details of the garage approved under the previous permission.

c) External finishes shall be complementary to the main house.

8.8 External finishes are required to be “complementary” to the main dwelling. Condition 7 as attached by the Local Authority which states the following:

The finishes shall be as indicated on the submitted drawings unless otherwise agreed in writing with the Planning Authority prior to the commencement of development.

REASON: In the interest of visual amenity.

I would highlight to the Coimisiún that the supporting drawings (PP-08AMND) attached to the appeal do not indicate/annotate the details of the materials and finishes proposed. I consider that this matter could be addressed by an amended condition requiring details to be agreed with the Local Authority prior to the commencement of development.

Notwithstanding this matter, compliance with this policy requirement could be achieved by condition in this instance, and I do not consider that this issue would prejudice any party.

d) shall not be fitted out in such a manner including by the insertion of a kitchen or toilet facilities.

8.9 The penultimate sentence of 14.10.4 states the following:

(any such structure) *shall not be fitted out in such a manner including by the insertion of a kitchen or toilet facilities.*

8.10 The proposed plans indicate a bathroom facility comprising a toilet, wash basin, and shower facility adjacent to the northern elevation within a room approximately 0.9m in width and 2.8m in length. The bathroom includes a window on the northern

elevation. However, the Local Authority has sought removal of this window in the notification of decision under condition 4.

- 8.11 The garden room is located within the front garden area of the dwelling, approximately 11.37m from the front porch access to the dwelling and 12.8m from the front elevation. The main access to the garden room is located adjacent to the western gable of the building, approximately 19m from the front elevation of the porch of the dwelling.
- 8.12 In summary, the appellant grounds of appeal states that the proposed bathroom is not to facilitate residential use, but for hygiene, comfort and practicality reasons and allow a flexible space to meet family needs. In response, the Local Authority have applied the condition due to the wording/requirements of the policy.
- 8.13 I have reviewed the history file pertaining to the grant for an extension and garage. The approved garage solely comprises storage use, is located in broadly the same location as the appeal proposal albeit smaller in size, rectangular in shape, and excludes the gym, office and bathroom facilities now proposed. The existing plans of the dwelling note that there is a single bathroom at first floor. The approved extensions/revised floorplans for the dwelling includes a ground floor wc, with 2 further bathrooms at first floor as part of the development.
- 8.14 14.10.4 Garden Rooms of Chapter 14 Development Standards is purposefully worded. This policy seeks to manage the scale, nature, and uses associated with garden rooms and has been subject to the rigours of the plan making process in the public interest.
- 8.15 Whilst the separation distance and detachment from bathroom facilities within the main dwelling may be inconvenient for the appellant, after careful consideration, I am not persuaded that the arguments and needs set out by the appellant outweigh the specific policy requirement to exclude bathrooms from garden rooms.
- 8.16 Given the policy includes a specific requirement to exclude insertion of a kitchen or toilet facilities, and such facilities are indicated on the supporting plans, I consider that the condition is necessary and appropriate to achieve compliance with the penultimate sentence of paragraph 14.10.4. To exclude this requirement would result in a departure from this element of the plan, and I do not consider that the

arguments and needs set out by the appellant outweigh this specific policy requirement as discussed above.

e) any such structure shall not provide residential accommodation. (and)

f) structures shall not be let or sold independently from the main dwelling.

- 8.16 The appellant further argues that conditions 5 and 6 prohibit separate residential occupancy and therefore condition 3 is not required.

Condition 5 states:

That the garage building shall be used solely for use incidental to the enjoyment of the dwelling house and shall not be sold, rented or leased independently of the house and shall not be used for the carrying on of any trade or business.

REASON: In the interest of proper planning and sustainable development of the area.

Condition 6 states:

That the garage building shall not be used for human habitation of any kind whatsoever, and in particular shall not be used for sleeping accommodation for any persons, whether part of the family occupying the main dwelling, or otherwise. The building hereby permitted shall not be used for any form of tourist accommodation, and shall not be sold, let or otherwise transferred or conveyed, save as part of the overall dwelling plot.

REASON: In the interest of residential amenity.

I consider that conditions 5 and 6 are specifically included to ensure compliance with criteria (e) and (f) as listed above which are also stipulations of paragraph 14.10.4 and are therefore necessary. The exclusion/prohibition of toilet facilities is a further/separate policy criterion, for a specific policy requirement to control the nature, scale, and uses of ancillary garden room accommodation. Therefore, reliance on conditions 5 and 6 only would not result in full compliance with the requirements of 14.10.4.

- 8.17 The appellant refers to an approved application ref: F24A/0845 for which it contended that permission was granted for a domestic conversion with similar facilities to the appeal.

- 8.18 Details of this development have not been provided by the appellant, and no comments in relation to this have been provided by the Local Authority. I am therefore unable to attach any weight to this consideration. In any event each case must be considered on its own merits.
- 8.19 There are no other material considerations presented that would justify setting aside the policy requirement in favour of retention of the bathroom facility.
- 8.20 I therefore conclude that the condition is appropriate in order to fully meet the requirements of the relevant policy considerations as set out at paragraph 14.10.4.

9.0 AA Screening

- 9.1. I have considered the proposed access and associated works in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 9.2 The subject site is located in an existing residential development within an urban area of Fingal and 1.76km and 4.6km to the nearest European Sites.
- 9.3 The proposed development comprises alterations and works within the curtilage of an existing dwelling as described at section 2.0 above.
- 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:
- small scale nature of works and nature of the development;
 - distance from nearest European site and lack of connections.
- 9.6 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.
- 9.7 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 in an existing residential development within the urban area of Fingal.
- 10.2 The proposed development comprises alterations and works within the curtilage of an existing dwelling as discussed at section 2.0 above.
- 10.3 No water deterioration concerns were raised in the planning appeal.
- 10.4 I have assessed the development 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.
- 10.5 The reason for this conclusion is as follows:
- small scale nature of works;
 - The location of the site and distance from nearest Water bodies and lack of hydrological connections.

10.6 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. Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had

been made to it in the first instance would be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to

(a) ATTACH condition number 3 and the reason therefor.

(b) AMEND condition number 7 and the reason therefor.

12.0 Reasons and Considerations

Having regard to the provisions of the Fingal County Development Plan 2023-2029, including the specific policy requirements of paragraph 14.10.4 which seeks to control the scale, nature, uses, and design of the development proposed, the Planning Authority's Condition 3 requiring the omission of the proposed bathroom is warranted in the interests of the proper planning and sustainable development of the area. Amendment of condition 7 is required to ensure clarity and in the interest of visual amenity.

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

13.0 Conditions

3. The bathroom indicated in submitted plans for the garage building shall be omitted.

REASON: In the interest of clarity and to ensure proper planning and sustainable development.

7. Details of the materials, colours and textures of all the external finishes to the proposed building shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

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.

R Taylor
Planning Inspector

11 November 2025

Appendix A: Form 1 EIA Pre-Screening

Case Reference	ACP 323288-25
Proposed Development Summary	Single storey garage structure (27 sqm), for ancillary family uses - office and gym space
Development Address	9 Birchdale Drive, Kinsealy, Co Dublin, K67 F992
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?	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
<input type="checkbox"/> No, No further action required.	
<p>(For the purposes of the Directive, "Project" means:</p> <ul style="list-style-type: none"> - 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) 	
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 Q3	
3. 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)	
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 <input type="checkbox"/>	Screening Determination required
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: R Taylor Date: 11/11/2025