



Question

Whether the provision of 5 no. residential apartments at 129 Tyrconnell Road, Inchicore, Dublin 8 is or is not development and whether it is or is not exempted development.

Location

129, Tyrconnell Road, Inchicore, Dublin 8

Declaration

Planning Authority

Dublin City Council South

Planning Authority Reg. Ref.

0537/25

Applicant for Declaration

Pathway Homes Limited

Planning Authority Decision

Is not exempted development

Referral

Referred by

Pathway Homes Limited

Owner/ Occupier

Pathway Homes Limited

Observer(s)

None

Date of Site Inspection

13th May 2026

Inspector

Sarah O'Mahony

1.0 Site Location and Description

- 1.1. The 450m² site is situated on the Tyrconnell Road in Inchicore, 350m northeast of the Blackhorse Luas stop and immediately southeast of the Oblate Church of Mary Immaculate. It is referred to as 'Grotto House'.
- 1.2. The site comprises a vacant and boarded up structure which has the appearance of being disused for an extended period of time due to the poor condition of the hoarding covering the full front façade as well as the extent of overgrown vegetation at the side and rear.
- 1.3. Google streetview imagery shows the hoarding has been in place since at least May 2011. The next earlier image without the hoarding dates to June 2009 and has the title 'St. Joseph's Youth Club' above the door and window however it also appeared to be in a state of disrepair at that point in time.
- 1.4. The site is situated on two levels addressing the sloping nature of the ground which falls towards the Cammock River immediately to the southeast. It has a single storey at street level and second storey underneath in a lower ground floor and the floorplan drawings state that the rooms comprise a function room, meeting rooms, kitchen, utility, snooker/pool room, changing and toilet facilities. There is a separate sports hall slightly further down the slope which is connected to the main building with an external corridor and references are made in the documentation to it once forming an air raid shelter.

2.0 The Question

- 2.1. Whether the provision of 5no. residential apartments at 129 Tyrconnell Road (comprising of 2no. existing buildings), Inchicore, Dublin 8 is or is not exempted development.

3.0 Planning Authority Declaration

3.1. Declaration

In pursuance of its functions under the Planning and Development Act 2000 (as amended), Dublin City Council has by order dated 09-Jan-2026 decided to issue a

Declaration that the proposed development is NOT EXEMPT from the requirement to obtain planning permission under Section 32 of the Planning and Development Act 2000 (as amended) for the following reason:

1. Having regard to Sections 2, 3 and 4 of the Planning and Development Act, 2000 (as amended) and Part 1 of Schedule 2, the Planning and Development Regulations 2001, as amended, the Planning Authority has concluded that:

- (a) The proposed change of use of 2no. existing buildings is material and is therefore development within the meaning of Section 3 of the Planning and Development Act, 2000, as amended, and the provision of 5 no. residential apartments at 129 Tyrconnell Road would not constitute exempted development having regard to Article 10(6)(b) and (c) of the Planning and Development Regulations, 2001 (as amended), as the structure concerned does not fall within any of the applicable use classes, being Class 1, 2, 3 6 or 12. The development would therefore require planning permission.

The applicant should be advised accordingly.

Note: The applicant is advised that the site also falls within a Flood Zone A as identified on the Dublin city Development Plan 2022-2028 SFRA.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The Case Planner's report outlines planning history and suggests that the site was described as a youth club building and sports hall '*and other source confirm that the property functioned as St Joseph's Youth Club for decades prior to vacancy. The previous planning application in 2010 proposed a retail unit as part of redevelopment, indicating that retail use was not present at that time.*'
- It goes on to state that partial or historic use of a building as one of the relevant classes to claim the exemption does not in fact satisfy this requirement. It considered the last established use was as a youth club and associated sports hall which is not one of the relevant classes of use to claim the exemption.

3.2.2. Other Technical Reports

- None

4.0 Planning History

- 0154/25: Section 5 declaration sought whether the provision of 4no. residential apartments is exempt. Declared not exempt.
- 2622/10: Planning permission sought for demolition of the existing unit and sports hall, (A) 7 storey block with 2 no. basement units (file storage), 1 no. 2nd hand charity shop with 4 no. 2 bed apartments with balconies, (B) 5 storey block with 5 no. 2 bed apartments with balconies and roof terrace, (c) 2 storey 2 bed apartment block with balconies adjoining the existing terrace below the proposed car deck with 2 no. landscaped terraces at sub basement level. Provision of two car parking spaces, accessed via the Tyrconnell Road and all associated site works. A notification to **grant** permission was issued by Dublin City Council and this was **appealed** by third parties under ABP ref. PL 29S.238889. The Board issued a decision to **refuse** permission due to an overbearing design constituting overdevelopment.

5.0 Policy Context

5.1. Development Plan

- 5.1.1. The site is governed by the policies and provisions contained in the Dublin City Development Plan 2022-2028 (referred to hereafter as the CDP). The site is zoned Z1 which provides for 'sustainable residential neighbourhoods' where the objective is *'to protect, provide and improve residential amenities'*.

5.2. Natural Heritage Designations

- 5.2.1. The site is situated 180m north of the Grand Canal proposed Natural Heritage Area. The closest European sites comprise South Dublin Bay and River Tolka Estuary SPA and South Dublin Bay SAC which are situated 7.5km east of the site.

6.0 The Referral

6.1. Referrer's Case

- The declaration stating the development was not exempt related only to use and the development met all other criteria.
- The use issue arises due to a technicality in interpretation of an established pre-1963 use, a permitted use and an unauthorised use. The spirit of the relevant exemption is to facilitate housing and it is respectfully submitted that when such technicalities arise, an interpretation which supports the spirit of the legislation should be applied, even more so when referring to long vacant and rundown property such as this site.
- The established pre-1963 use of the property was as a shop which falls into a Class 1 category of uses. There is no record of a grant of planning permission for any subsequent change of use.
- The Case Planner's report suggests the established use in recent decades was as a sports hall/community space. However, an established use does not mean it is authorised and the only permitted use on the site, by virtue of its pre-1963 use, is that of a shop. An unauthorised use should not be taken as a baseline use for consideration of the exemption claimed as it would set a dangerous precedent if an unauthorised use were to establish a new baseline use in planning terms.
- The applicant refers to Article 10(6)(c)(ii) of the regulations which states: '*the structure concerned has at some time been used for the purpose of its current use class, being class 1, 2, 3, 6 or 12*'. The applicant suggests that the legislative requirement is that the structure has 'at some time been' used for the purpose of its current use class. The most recent established authorised use is that of a shop and therefore the current authorised use is also as a shop. An intervening unauthorised use cannot be said to establish a new authorised use.
- The Local Authority agrees that the property was at some time in use as a shop.

6.2. Planning Authority Response

- No response.

7.0 Statutory Provisions

7.1. Planning and Development Act, 2000

7.1.1. Section 2(1) of the Act provides the following definition:

- 'works' includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal...

7.1.2. Section 3(1) of the Act states the following in respect of "Development"

- In this Act, 'Development' means, except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structure or other land.

7.1.3. Section 4(1) sets out various forms and circumstances in which development is exempted development for the purposes of this Act.

7.1.4. Section 4(2)(a)(i) "*The Minister may by regulations provide any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that –*

- (i) *By reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development, or"*

7.1.5. Section 4(3) states that '*A reference in this Act to exempted development shall be construed as a referred to development which is-*

(a) Any of the developments specified in subsection (1), or

(b) Development which, having regard to any regulations under subsection (2), is exempted development for the purposes of this Act.'

7.1.6. Section 4(4) Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

7.1.7. Section 177U(9) In deciding upon a declaration or a referral under section 5 of this Act a planning authority or the Board, as the case may be, shall where appropriate,

conduct a screening for appropriate assessment in accordance with the provisions of this section.

7.2. Planning and Development Regulations, 2001

7.2.1. Article 10(1) of the regulations provides for changes of use within certain classes of development as follows: *'Development which consists of a change of use within any one of the classes of use specified in Part 4 of Schedule 2, shall be exempted development for the purposes of the Act, provided that the development, if carried out would not—*

(a) involve the carrying out of any works other than works which are exempted development,

(b) contravene a condition attached to a permission under the Act,

(c) be inconsistent with any use specified or included in such a permission, or

(d) be a development where the existing use is an unauthorised use, save where such change of use consists of the resumption of a use which is not unauthorised and which has not been abandoned.'

7.2.2. Article 10(6) goes on to provide an exemption from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2 to residential use for a limited period only defined in sub-paragraph (a) as 8 February 2018 until 31 December 2028. It has a further list of sub-paragraphs which set out defined criteria in order to meet the requirements for an exemption including, inter alia, that:

(c) '(i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,

(ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3, 6 or 12, and

(iii) the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development, then the proposed development for residential use.'

7.2.3. Classes 1, 2, 3, 6 and 12 are set out in Part 4 to Schedule 2 of the Regulations and provide for the following uses:

Class 1: Use as a shop

Class 2: Use for the provision of— (a) financial services, (b) professional services (other than health or medical services), (c) any other services (including use as a betting office), where the services are provided principally to visiting members of the public.

Class 3: Use as an office, other than a use to which class 2 of this Part of this Schedule applies.

Class 6: Use as a residential club, a guest house or a hostel (other than a hostel where care is provided).

Class 12: Use as a Public House, meaning a premises which has been licensed for the sale and consumption of intoxicating liquor on the premises under the Licensing Acts 1833 to 2018.

7.3. Precedent

7.3.1. RL06S.314440: Whether the partial conversion of existing derelict public lounge to contain 2 apartments is or is not development or is or is not exempted development.

- Decision: Is development and is exempted development.

8.0 Assessment

8.1. Is or is not development

8.1.1. I note the applicant's Planning Statement and the referral report both state that the massing of the building will not be altered however the application drawings clearly propose works to the building including the construction of 40m² additional floorspace on the ground floor and 17m² new floorspace on the lower ground floor. It is also proposed to insert new windows and doors on each elevation, new internal partitions and provision of new balconies. These works would facilitate the material change of use of the building to residential purposes. The proposed development

therefore comprises works which comprise development and also comprises a material change of use which comprises development.

8.2. Is or is not exempted development

- 8.2.1. Article 10(6) provides an exemption to change the use from classes 1, 2, 3, 6 and 12 to residential uses however one of the overarching criteria required by Article 10(6)(c)(ii) is that *'the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3, 6 or 12'*.
- 8.2.2. The applicant submitted evidence to demonstrate the building was once in use as a shop and that this is the only known permitted use. It changed use at some unspecified time to become a youth club and sports hall and this use is believed to have been in operation for a number of decades before the building was closed. The building has not been in any known active use since.
- 8.2.3. No evidence is submitted to demonstrate when the youth club was closed however Google streetview imagery shows the hoarding in place since in May 2011. The only earlier image is from June 2009 when the building has no hoarding in place. 'St. Joseph's Youth Club' is visible above the door and window in that image 2009 however the building has the appearance of being in a state of disrepair and vacancy at that point in time. I therefore conclude it has been closed for a minimum of 15 years with no new subsequent use.
- 8.2.4. Dublin City Council considered the development was not exempt as it considered the dominant or most recent established use was not a shop. I agree with this conclusion and am of the opinion that despite the vacant nature of the building, its current use is more closely aligned with the most recent and dominant use on the site which is a youth club and sports hall. The youth club is the most established use on the site which operated for decades. It does not however not fall within any of the listed classes above.
- 8.2.5. Further, the Local Authority also highlighted that Article 10(6) requires that the entire building was in use as one of the relevant classes. The evidence which the applicant relies to note the presence of a shop on the site, namely a solicitor's letter dated 1967, also refers to the now sports hall as an air raid shelter. It specifically states *'the lock up shop together with the air raid shelter, the four rooms adjoining said shop*

and the annexe at the rear of the said shop and the toilet on the ground floor of the premises known as "The Grotto House" ...' I therefore consider this building did not form part of the shop at the street level and therefore also consider it does not comply with 10(6)(c)(ii).

- 8.2.6. I note the applicant's position regarding authorised and unauthorised uses however the legislation does not make a reference to this or differentiate between them. The applicant suggests this would set a precedent however each case is ultimately assessed on its own merits and in this case I consider the established and current use is as a youth club.
- 8.2.7. The proposed development therefore is not exempted development as its current use does not come within the prescribed list of Class 1, 2, 3, 6 or 12 and it therefore does not comply with Article 10(6)(c)(ii) of the Planning and Development Regulations 2001 (as amended). Further, a large proportion of the structure seeking the exemption had a use which never complied with one of the prescribed classes.

8.3. **Restrictions on exempted development**

8.3.1. Further to article 10(6)(c)(ii) above, the following additional restrictions apply.

- 10(6)(c)(i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,

Does the development meet this criterion: Yes

- 10(6)(c)(iii) the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development,

Does the development meet this criterion: Yes

- 10(d)(i) The development is commenced and completed during the relevant period.

Does the development meet this criterion: The referral states that the works will be complete before 31st December 2025. This date has already passed however I note that the relevant period extends until 31st December 2028 and I consider there is ample opportunity to commence and complete the works between now and then due to the small scale of the proposed works.

- 10(d)(ii) Subject to sub-paragraph (iii), any related works, including works as may be required to comply with sub-paragraph (vii), shall –

- (I) primarily affect the interior of the structure,
- (II) retain 50 per cent or more of the existing external fabric of the building, and
- (III) not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.

Does the development meet this criterion: Yes

- 10(d)(iii) Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.

Does the development meet this criterion: Yes

- 10(d)(iv) No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan, pursuant to the Part 1 of the First Schedule to the Act, for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.

Does the development meet this criterion: Yes

- 10(d)(v) No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.

Does the development meet this criterion: Yes

- 10(d)(vi) Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the “Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities” issued under section 28 of the Act or any subsequent updated or replacement guidelines.

Does the development meet this criterion: Yes

- 10(d)(vii) Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.

Does the development meet this criterion: Yes

- 10(d)(viii) No development shall consist of or comprise the carrying out of works to a protected structure, as defined in section 2 of the Act, save where the relevant planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element, referred to in section 57(1)(b) of the Act, of the structure.

Does the development meet this criterion: Yes

- 10(d)(1x) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.

Does the development meet this criterion: Yes

- 10(d)(x) No development shall relate to any structure in any of the following areas:
 - (I) an area to which a special amenity area order relates;
 - (II) an area of special planning control;
 - (III) within the relevant perimeter distance area, as set out in Table 2 of Schedule 8, of any type of establishment to which the Major Accident Regulations apply.

Does the development meet this criterion: Yes

- 10(d)(xi) No development shall relate to matters in respect of which any of the restrictions set out in sub-paragraph (iv), (vii), (viiA), (viiB), (viiC), (viii) or (ix) of article 9(1)(a), or paragraph (c) or (d) of article (9)(1), would apply.

Does the development meet this criterion: Yes. Please refer to section 8.5 below regarding Appropriate Assessment.

- No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of

the Environmental Protection Agency Act 1992 relates and entitled Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses together with any amendment to that Code or any replacement for it.

Does the development meet this criterion: Yes.

8.4. Environmental Impact Assessment Screening

- 8.4.1. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

8.5. Appropriate Assessment Screening

- 8.5.1. I have considered case ABP 324026-26 in light of the requirements of S177U of the Planning and Development Act 2000 as amended and article 9(1)(viiB) of the Planning and Development Regulations 2001 as amended.
- 8.5.2. The proposed development is located within an urban area and comprises changing the use of an existing vacant building from community to residential purposes together with some minor construction works. The closest European sites comprise South Dublin Bay and River Tolka Estuary SPA and South Dublin Bay SAC which are situated 7.5km east of the site.
- 8.5.3. Having considered the nature, scale and location of the proposed development 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:
- Small scale and domestic nature of the development.
 - The location of the development in a serviced urban area, distance from European Sites and urban nature of intervening habitats, absence of ecological pathways to any European Site.

8.5.4. 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 (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

9.0 Recommendation

9.1. I recommend that the Commission should decide this referral in accordance with the following draft order.

WHEREAS a question has arisen as to whether the provision of 5no. residential apartments at 129 Tyrconnell Road (comprising of 2no. existing buildings), Inchicore, Dublin 8 is or is not development or is or is not exempted development:

AND WHEREAS Pathway Homes Limited requested a declaration on this question from Dublin City Council and the Council issued a declaration on the 09th day of January, 2026 stating that the matter was development and was not exempted development:

AND WHEREAS Pathway Homes Limited referred this declaration for review to An Coimisiún Pleanála on the 16th day of January, 2026:

AND WHEREAS An Coimisiún Pleanála, in considering this referral, had regard particularly to –

- (a) Section 2(1) of the Planning and Development Act, 2000, as amended,
- (b) Section 3(1) of the Planning and Development Act, 2000,
- (c) Section 4(1)(a) of the Planning and Development Act, 2000, as amended,

- (d) Article 10 of the Planning and Development Regulations, 2001, as amended,
- (e) Part 4 to Schedule 2 to the Planning and Development Regulations, 2001, as amended,
- (f) the planning history of the site,
- (g) the pattern of development in the area:

AND WHEREAS An Coimisiún Pleanála has concluded that:

- (a) Article 10(6)(c)(ii) of the Planning and Development Regulations 2001 (as amended) requires that *the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3, 6 or 12,*
- (b) The air raid shelter/sports hall is a use which does not fall within Classes 1, 2, 3, 6 or 12, and therefore has not been used for the purpose of its current use class, being Class 1, 2, 3, 6 or 12.
- (c) The current use of the site as a youth club comprises a community use which does not come within the prescribed list of Class 1, 2, 3, 6 or 12.

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by section 5 of the 2000 Act, hereby decides that the provision of 5no. residential apartments at 129 Tyrconnell Road (comprising of 2no. existing buildings), Inchicore, Dublin 8 is development and is not exempted 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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Sarah O'Mahony
Planning Inspector

20th May 2026

Form 1 - EIA Pre-Screening

Case Reference	324026
Proposed Development Summary	Change of use from community to 5no. residential units and minor ancillary works.
Development Address	129 Tyrconnell Road, Inchicore, Dublin 8
In all cases check box /or leave blank	
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
	<input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road	No Screening required.

development under Article 8 of the Roads Regulations, 1994.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.	EIA is Mandatory. No Screening Required
<input checked="" 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)	Class 10 (b)(i) Construction of more than 500 dwelling units. Threshold = 500 units. Proposal = 5 units

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 (Complete Form 3)
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Form 2 - EIA Preliminary Examination

This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
<p>Characteristics of proposed development</p> <p>(In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).</p>	<p>The development has a modest footprint, comes forward as a standalone project, does not require demolition works, does not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.</p>
<p>Location of development</p> <p>(The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<p>The development is situated in an urban area on brownfield land which is abundant in the area, zoned and highly accessible. It is in close proximity to existing residential properties which is not exceptional in the context of surrounding development.</p> <p>The development is removed from sensitive natural habitats, designated sites and landscapes of identified significance in the County Development Plan.</p>
<p>Types and characteristics of potential impacts</p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>Having regard to the modest nature of the proposed development, its location removed from sensitive habitats, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</p>
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.

Inspector: _____ **Date:** _____