



An
Coimisiún
Pleanála

Inspector's Report ACP-324064-26

Question

Whether the alteration of the existing stone boundary wall for the purpose of creating a new opening is or is not development and is or is not exempted development

Location

Bishop's House, Old Dublin Road, Co. Carlow

Declaration

Planning Authority

Carlow County Council

Planning Authority Reg. Ref.

S5.25.45

Applicant for Declaration

Kildare & Leighlin Diocesan Trust

Planning Authority Decision

Is not exempted development

Referral

Referred by

Kildare & Diocesan Trust

Owner/ Occupier

Kildare & Leighlin Diocesan Trust

Observer(s)

None

Date of Site Inspection

15th June 2026

Inspector

Catherine Dillon

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1.0 Site Location and Description

- 1.1. The subject site is located on the western side of the Old Dublin Road (R888) on the north east of Carlow town centre. The subject site is occupied by 3 structures; the Bishop's Palace, a presbytery (priests' property) and a former stable block structure. These structures are enclosed by a high stone boundary wall which wraps around the rear gardens of the houses along Old Dublin Road. There is an open area with 2 trees separating this boundary wall with the Old Dublin Road. The boundary wall is c.3m high.
- 1.2. Bishop's Palace is a relatively modern building compared to the presbytery and comprises a single and two structure. It is occupied by the Bishop as his residence, and on the single storey ground floor element a number of rooms are in use as offices associated with the Kildare and Leighlin diocese, a Diocesan library, and a kitchen which is shared with the office staff. There are 3 bedrooms, bathroom and small chapel on the first floor.
- 1.3. The main vehicular access into the subject site is via the Old Dublin Road in between two dwellings, Nos. 19 and 20 Old Dublin Road, that leads directly to the priests' house.
- 1.4. There is an existing gated arched entrance into the site within the site's boundary wall which is set back c.18m from the Old Dublin Road. It has a gravel pathway which extends for the width (2.4m) of the accessway along the open space area and has a dropped kerb onto the road. This access directly leads to the Bishop's Palace area of the site.
- 1.5. Carlow District Hospital is immediately to the north of the subject site and Carlow train station to the east along Railway Road off the R888. The Old Dublin Road (R888) links the town to the N80, to the north.

2.0 The Question

- 2.1. The question before the Commission is as follows:

Whether the alteration of the existing stone boundary wall on the grounds of Bishop's House, Old Dublin Road, Co.Carlow for the purpose of creating a new opening constitutes exempted development.

- 2.2. The drawings submitted with the declaration indicate part of the existing boundary wall facing Old Dublin Road would be demolished and a double leaf timber gate installed in the wall measuring 1.2m in height and 3.3m in width.
- 2.3. This entrance would be set back from the frontage of the Old Dublin Road by c.18.2m and would be set in from the side boundary of No.10 Old Dublin Road by 8.5m. It would access the Bishop's Palace area of the site and would be to the south of the existing gated arched entrance along this wall.
- 2.4. I therefore consider the question should be rephased as to whether the alteration of the existing stone boundary wall on the grounds of Bishop's House, Old Dublin Road, Carlow, and the installation of a 1.2m high timber gate for the purpose of creating a new opening constitutes development.

3.0 Planning Authority Declaration

3.1. Declaration

On the 10th day of December 2025, a request for a declaration in accordance with Section 5 of the Planning and Development Act, 2000, as amended, on the above question was received by Carlow County Council from the Kildare and Leighlin Diocesan Trust.

On the 13th day of January 2026, a declaration was issued by Carlow County Council stating that:

(a) The works, comprising the creation of a new opening in the existing stone boundary wall, constitutes development.

(b) The proposal did not fall within Class 5 in Schedule 2 of Part 1 of the Planning and Development Regulations 2001, as the proposed structure is not within the curtilage of a house and therefore cannot avail of exemptions regarding same. The application site comprises parochial buildings/diocesan offices, which are not in use as a house, and thus not considered located within the curtilage of a house.

(c) Demolition of a wall which exceeds 2m in height and does not comply with the limitations of Class 9 in Schedule 2, Part 2, which restricts the height of any gate or gateway to a maximum height of 2m.

(d)The creation of a new access onto the R888 c.40m from the junction with the L-4102 (Railway Road) would endanger public safety by reason of a traffic hazard or obstruction to road users and contravene Article 9(1)(a)(iii) of the Planning & Development Regulations.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The report of the Planning Officer (12/01/2026) includes the following comments:

- The proposed works which involve the creation of a new opening for a timber gate in the existing stone boundary wall which would measure 3.3m in width and 1.2m in height would constitute development under the Planning Act.
- The proposed works relate to the exterior of a structure and would materially impact its setting and would not therefore be exempt under Section 4(1)(h) of the Planning Act.
- The site comprises parochial buildings/diocese offices and is not in use as a house, and therefore Class 5, Schedule 2 of Part 1 is not applicable.
- Proposal meets some of the criteria in Class 9 (Sundry Works) of Schedule 2, Part 1 as it does not relate to a house and the proposed gate is 1.2m in height. However, as the alteration involves the partial demolition of a wall, which is 3m in height, it was considered the 2m height limitation applied.
- There were concerns that the creation of an additional entrance/access onto the R888, c.40m from the Railway junction/roundabout would endanger public safety by reason of a traffic hazard obstruction to road users, and Article 9(1)(a)(ii) applied.
- Appropriate Assessment is not required.

3.2.2. Other Technical Reports

None

4.0 Planning History

- 4.1. **Section 5- 24/09:** On 7th March 2024, a declaration at the site was issued by Carlow County Council to Kildare & Leighlin Diocesan Trust. The question here referred to whether amendments to an existing vehicular access and gated entrance by removing a masonry arch and widening existing opening from 2.475m to 3.3m at Bishop's House is or is not development or is or is not exempted development. Carlow Council decided that the works were development and were not exempted development under the limitations of Class 9 of Schedule 2, Part 1 and Article 9(1)(a)(ii) of the Planning and Development Regulations 2001 as amended.

5.0 Policy Context

5.1. Development Plan

Operative Plan: Carlow County Development Plan 2022-2028 & Carlow Graiguecullen Joint Urban Local Area Plan 2024-2030

Zoning: Town Centre.

Objective: To protect, provide for and /or improve town centre facilities and uses.

5.2. Natural Heritage Designations

None within the vicinity of the site. The River Barrow and River Nore Special Area of Conservation (SAC) is c.390m to the west of the site.

6.0 The Referral

6.1. Referrer's Case

The referral to the Commission has been submitted by Tom Phillips & Associates, on behalf of the Kildare and Leighlin Diocesan Trust.

The points raised in the referral submission can be summarised as follows:

- The Bishop's House is the sole residence of the Bishop of Kildare & Leighlin, although, like many parochial houses a small portion of the house is used for parish administration purposes.
- Consider the planner's report was incorrect as they considered Schedule 2, Part 1, Class 5 was not applicable as the Bishop's Palace was a parochial building/diocese offices and not in use as a house. No evidence that the planner visited the inside of the property.
- The Bishop's house satisfies the definition of a house as specified in the Housing Act 1996.
- Attached letter from Bishop Denis Nulty confirming the Bishop's House is his residence and home as well as housing his office and private meeting rooms.
- Development therefore constitutes exempted development under Class 5 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 as amended.
- Class 5 is to facilitate the provision of low walls, gateways etc along front residential properties boundaries and does not restrict the removal of high walls.
- The proposed gate is to create a new opening for the purpose of facilitating improved access to and from the grounds.
- Development would not create a new entrance onto the R888, and therefore the development aligns with Article 9(1)(a)(iii) of the Regulations.
- The proposed development does not include any accessway works, road works, road opening etc., with the proposed works being c.22m from the public roadway, and as such cannot reasonably be said to endanger public safety by reason of a traffic hazard.
- The existing stone wall is not listed and the site is not within an Architectural Conservation Area.
- Class 9, Part 1, of Schedule 2, has been incorrectly applied by the planning authority, based on the incorrect assumption that the site is not in use as a house.

- However, if this class were to be applied to the proposed gateway, the proposal would be in compliance as the gateway measures 1.2m in height, and there are no further limitations in this regard to this class.
- Class 9 does not refer to demolition, and the height of the existing wall is not relevant in Class 5.
- Refer to Class 50 of Schedule 2, Part 1, which permits demolition works, and does not limit height.
- The height of the existing wall is not relevant.

6.2. Planning Authority Response

The planning authority provided the following observations summarised as follows:

- Information regarding the use of the property as a residence was not clearly set out in the documents submitted to the planning authority.
- It is further noted that the structures within the site are also in use as offices.
- The documents do not clearly set out that the proposed access would not be used for vehicular purposes.
- Refer to planner's report dated 12th January 2026.

7.0 Statutory Provisions

7.1. Planning and Development Act, 2000 as amended

Section 2 (1) of the Act provides the following definitions:

"public road"	has the same meaning as in the Roads Act, 1993;
"works"	includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal...
"structure"	means any building, structure, excavation, or other thing constructed or made on, in or under land, or any part of a structure so defined." and- (a) Where the context so admits, includes the land on, in or under which the structure is situate"

Section 3(1) of the Act states the following in respect of development

“development”	means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.”
Section 4 (1)	sets out various forms and circumstances in which development is exempted development for the purposes of the Act.
Section 4 (1) (h)	development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;
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, ...”

7.2. **Planning and Development Regulations, 2001 as amended**

Article 6(1)	“Subject to article 9, development of a class specified in column 1 of Schedule 2 Part 1 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.”
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- 7.3. **Schedule 2, Part 1** of the Regulations set out the classes of exempted development including those pertaining to ‘general development within the curtilage of a house’ and other ‘miscellaneous’ development.

Column 1: Description of Development	Column 2: Conditions and Limitations
<i>Development within the curtilage of a house</i> Class 5 The construction, erection or alteration, within or bounding the curtilage of a house, of a gate, gateway, railing or wooden fence or a wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete.	1. The height of any such structure shall not exceed 2 metres or, in the case of a wall or fence within or bounding any garden or other space in front of a house, 1.2 metres. 2. Every wall other than a dry or natural stone wall bounding any garden or other space shall be capped and the face of any wall of concrete or concrete block (other than blocks with decorative finish) which will be visible from any road, path or public area, including public open space, shall be rendered or plastered. 3. No such structure shall be a metal palisade or security fence.
<i>Sundry Works</i> Class 9 The construction, erection, renewal or replacement, other than within or bounding the curtilage of a house, of any gate or gateway.	The height of any such structure shall not exceed 2 metres.
Class 50 (a) The demolition of a building, or buildings, within the curtilage of— (i) a house, (ii) an industrial building, (iii) a business premises, or (iv) a farmyard complex.	1. No such building or buildings shall abut on another building in separate ownership. 2. The cumulative floor area of any such building, or buildings, shall not exceed: (a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and

(b) The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.	(b) in all other cases, 100 square metres. 3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.
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Article 9(1) Restrictions on Exemption

“Development to which article 6 relates shall not be exempted development for the purposes of the Act-

- (a) If the carrying out of such development would-
 - (ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,
 - (iii) endanger public safety by reason of traffic hazard or obstruction of road users,
 - (vii B) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment because it would be likely to have a significant effect on the integrity of a European site.

7.4. Roads Act, 1993

Section 2(1)

- “public road” means a road over which a public right of way exists and the responsibility for the maintenance of which lies on a road authority;”
- “road” includes-
 - (a) any street, lane, footpath, square, court, alley, or passage,
 - (b) any bridge, viaduct, underpass, subway, tunnel, overpass, overbridge, flyover, carriageway (whether single or multiple), pavement or footway,

(c) any weighbridge or other facility for the weighing or inspection of vehicles, toll plaza or other facility for the collection of tolls, service area, emergency telephone, first aid post, culvert, arch, gully, railing, fence, wall, barrier, guardrail, margin, kerb, lay-by, hard shoulder, island, pedestrian refuge, median, central reserve, channelliser, roundabout, gantry, pole, ramp, bollard, pipe, wire, cable, sign, signal or lighting forming part of the road, and

(d) any other structure or thing forming part of the road and-

- (i) necessary for the safety, convenience or amenity of road users or for the construction, maintenance, operation or management of the road for the protection of the environment, or
- (ii) prescribed by the Minister;"

7.5. Housing Act, 1966

“”**House,** except in Part V of this Act, includes any out office, yard, garden or other land appurtenant thereto or usually enjoyed therewith and , except as aforesaid and in Section 15,16 and 17 of this Act, includes any part of a building used or suitable for use as a dwelling...”

8.0 Assessment

8.1. Introduction

- 8.1.1. It should be stated at the outset that the purpose of this referral is not to determine the acceptability or otherwise of the development in respect of the proper planning and sustainable development of the area, but rather whether or not the matter in question constitutes development, and if so, falls within the scope of exempted development.
- 8.1.2. In assessing the merits of this case, I have reviewed all documentation on file and inspected the site including the internal layout of the Bishop’s Palace. On the day of my inspection, I noted a number of rooms (in the single storey element) were in use as offices. I was informed the offices were associated with the day-to-day operation

of the Kildare & Leighlin Diocesan and that the number of staff was c.3/4 full time equivalent.

- 8.1.3. On my inspection I noted the ground floor had a sitting room/private meeting room, office, library, and dining room used by the bishop and a kitchen which was also shared with the office staff. The first floor had a small chapel and a number of bedrooms and a bathroom. Although there was a separate entrance to the offices, there was no demarcation between the residential element and offices on the ground floor.
- 8.1.4. There is no definition of a 'house' within the Planning and Development Act 2000 (as amended) or in the Planning and Development Regulations 2001 (as amended). I would not agree with the Referrers view however, that the administrative offices are a 'small portion' of the overall house, but would agree from my site inspection that part of the property is being used as a residence by the bishop. I would consider the overall grounds including the presbytery (priests' property) and the Bishop's Palace accommodation unlike a private residence, could and is, availed by visiting members of the public due to its religious/institutional use. I do not therefore consider the Bishop's property and the associated priests' property, and the overall site in general could be considered as a dwelling but is more akin to an institutional/religious use.

8.2. Is or is not development

- 8.2.1. The first question before the Commission relates to whether or not the proposal comprises development. The demolition and alteration of part of the existing stone boundary wall for the purposes of creating a new opening would constitute "works", as defined by Section 2 of the Planning and Development Act, as it would involve the demolition of part of a wall to create a new opening and the construction of a gate. The erection of a new gate constitutes "development" for the purposes of the Planning and Development Act under section 3, as it would involve the carrying out of works on, in, over and under land and would involve the making of a material change to the boundary wall.
- 8.2.2. Accordingly, having established that the demolition and alteration of the boundary wall and erection of a gate, constitutes development, the question arises as to whether or not these works constitute exempted development.

8.3. Is or is not exempted development

- 8.3.1. Development can be exempted from the requirement for planning permission by either Section 4 of the Planning and Development Act, 2000 (the Act), or Articles 6(1) and 9(1) of the Planning and Development Regulations 2001 (as amended) (the Regulations).
- 8.3.2. The proposed works which include the partial demolition of a boundary wall, which although not a protected structure, provides a strong frontage onto the Old Dublin Road and abuts an open space area which has trees and seating. I note the open space area is included within the boundary of the referral lands and it is stated that it has been used informally by the public as open space for a number of years but is under the ownership of the Diocese.
- 8.3.3. I consider the works proposed to the boundary wall would not be exempt by virtue of Section 4 (1) (h) as I consider the works proposed would materially affect the external appearance of the boundary wall so as to render the appearance inconsistent with the remaining wall along the Old Dublin Road frontage.
- 8.3.4. The Referrer contends the Bishop's Palace is a dwelling house. However, I do not consider it a dwellinghouse in the sense that the property is used for religious/institutional purposes and the offices in the single storey element of the overall building are associated with the operation of the religious use and are open to members of the public.
- 8.3.5. Nevertheless, the Referrer considers the development is exempt by virtue of Article 6(1) Class 5 (Schedule 2, Part 1) of the Regulations, which allows certain structures such as walls and gates to be built around a house or its boundary or within its boundary, as exempted development. The conditions/limitations to this class are:
1. The height of any such structure shall not exceed 2 metres or, in the case of a wall or fence within or bounding any garden or other space in front of a house, 1.2 metres.
 2. Every wall other than a dry or natural stone wall bounding any garden or other space shall be capped and the face of any wall of concrete or concrete block (other than blocks with decorative finish) which will be visible from any road, path or public area, including public open space, shall be rendered or plastered.

3. No such structure shall be a metal palisade or other security fencing.

8.3.6. Notwithstanding that I do not consider the property to which the site forms a part is a dwelling, to alter or form a structure, under Class 5 if considered a residential property, the height of such a structure is limited to 1.2m to the front of the house or 2m elsewhere under this class. The existing boundary wall is 3m in height and would support the proposed gate and the new opening and therefore the new opening and associated gate would not therefore come within the scope of Class 5 of Schedule 2, Part 1 of the Regulations, being greater than 1.2m and 2m in height.

8.3.7. Article 6(1) Class 9 (Schedule 2, Part 1) of the Regulations refers to 'the construction, erection renewal or replacement, other than within or bounding the curtilage of a house, of any gate or gateway'. The condition limitation in Column 2 is that 'the height of any such structure does not exceed 2metres'. As outlined above the existing boundary wall to which the gate and opening forms a part exceeds the 2 metre limitation, and the opening/gateway does not fall within the terms of Class 9.

8.3.8. The Referrer does not specify the purpose of the new opening and gate, other than to state no road or accessway works is part of the declaration. Although the new opening would have a width of 3.3m onto the open space area, there is no indication on the submitted plans that there would be an accessway onto the public road. As such I would agree with the Referrer, based on the submitted drawings, that Article 9(1) (a) (ii) and (iii) of the Regulations is not applicable in this instance.

8.4. Conclusion on Exempted Development

8.4.1. Having regard to the foregoing, the alteration of the existing 3m high stone boundary to create an opening of 3.3m width and the erection of a timber gate with a height of 1.2m on the grounds of Bishop's House, Old Dublin Road, in Carlow, is development and is not exempt development.

8.5. Restrictions on exempted development

8.5.1. I have concluded that the development cannot benefit from the exempted development provisions under Article 4 of the Act or Article 6 and related schedules of the Regulations. Accordingly, consideration of restrictions on exemptions under Article 9 of the Regulations is not relevant.

8.6. EIA Screening

- 8.6.1. 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.

8.7. Appropriate Assessment

- 8.7.1. Notwithstanding the conclusion arrived at that the development in question is not exempted development and as such the restriction in respect of Appropriate Assessment is not relevant, I have considered the potential for significant effects on European sites in the interests of completeness.
- 8.7.2. Having regard to the nature and scale of the proposed development which relates to the alteration of an existing stone boundary wall for the purpose of creating a new opening and erection of a gate which is not within or in close proximity to any European sites, no Appropriate Assessment issues arise, and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

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 alteration of the existing stone boundary wall on the grounds of Bishop's House, Old Dublin Road, Co.Carlow, for the propose of the installation of a 1.2m high timber gate for the purpose of creating a new opening is or is not development or is or is not exempted development:

AND WHEREAS the Kildare & Leighlin Diocesan Trust requested a declaration on this question from Carlow County Council and the Council issued a declaration on the 13th day of January, 2026 stating that the matter was development and was not exempted development:

AND WHEREAS the Kildare & Leighlin Diocesan Trust referred this declaration for review to An Coimisiún Pleanála on the 9th day of February, 2026:

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

- (a) Sections 2(1), 3(1), 4(1)(h), Section 4(2) and Section 4(3) of the Planning and Development Act, 2000, as amended,
- (b) Article 6(1) and Article 9(1)(a) of the Planning and Development Regulations, 2001, as amended,
- (c) Classes 5 and 9 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended,
- (d) The documentation on file, including the submission on behalf of the requestor the Kildare & Leighlin Doicesan Trust,
- (e) The pattern of development in the area,
- (f) The report and recommendation of the planning authority.

AND WHEREAS An Coimisiún Pleanála has concluded that:

- (a) the alteration of the stone boundary wall, for the purposes of creating a new opening and installation of a gate, constitutes works, which in turn constitutes development within the meaning of the Planning and Development Act 2000, as amended.

(b) The creation of a new opening in the boundary wall and the installation of a gate does not come within the scope of Classes 5 or 9 of Schedule 2 of Part 1 of the Planning and Development Regulations as the height of the wall to which the opening and gate would be attached exceeds 1.2 and 2m metres in height.

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the alteration of the existing stone wall, installation of a gate for the purpose of creating a new opening at Bishop's House, Old Dublin Road, Co.Carlow is development and is not exempt 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.

Catherine Dillon
Planning Inspector

30th June 2026

Appendix 1 Form 1 - EIA Pre-Screening

Case Reference	ACP 324064-26
Proposed Development Summary	Whether the alteration of the existing stone boundary wall for the purpose of creating a new opening and erection of a 1.2m high gate is development and is exempted development.
Development Address	Bishop's House, Old Dublin Road, 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.	
☒ 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	
☐ Yes, the proposed development is of a Class but is sub-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 ☐	
No ☒	

Inspector: _____ **Date:** _____