



An
Coimisiún
Pleanála

Inspector's Report PL-500161-CC

Development	Change of use from commercial to residential use, demolition of an existing shed and existing driveway pillars and wall, the construction of a new three storey four-bedroom house and associated works.
Location	Site adjacent to 12A Friars Walk, Cork
Planning Authority	Cork City Council
Planning Authority Reg. Ref.	2543835
Applicant(s)	James Ward
Type of Application	Permission
Planning Authority Decision	Grant Permission with Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	James Ward
Observer(s)	None
Date of Site Inspection	23rd December 2025
Inspector	Bernadette Quinn

1.0 Site Location and Description

- 1.1. The appeal site, with a stated area of 0.0335ha is located on the eastern side of Friars Walk approx. 1km south of Cork City Centre. The appeal site contains a single storey flat roof commercial unit located at the end of a terrace of two storey dwellings to the south. To the north the appeal site is separated from a terrace of dwellings extending north on Friars Walk. The building on the appeal site is set back from the and is in line with the adjoining dwellings to the south. The building line of the property to the north is forward of the existing building line on the appeal site. The front boundary treatment consists of concrete pillars and a vehicular entrance.

2.0 Proposed Development

- 2.1. Planning permission is sought for a change of use from commercial to residential use, demolition of an existing shed and existing driveway pillars and wall, and the construction of a new three storey four-bedroom house, new entrance pillars and wall to existing driveway, new fence to rear boundary walls and associated site development works at the site
- 2.2. Following a request for further information the proposal was revised to provide for a two storey three-bedroom dwelling and the omission of a vehicular access.

3.0 Planning Authority Decision

3.1. Decision

On 29th September 2025 Cork City Council issued notification of decision to grant permission subject to 12 conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Planning Officer's report dated 10/06/2025 can be summarised as follows:

- Further information is required to provide for a revised design as the proposal is considered visually discordant with the surrounding context and the established character of the streetscape.
- Further information is required in relation to boundary treatments and removal of the vehicular entrance and car parking.
- Further information is required to demonstrate that the lands are within the ownership of the applicant or require written consent of the landowner.
- There are concerns the proposed development will have undue impacts on the first-floor window of the neighbouring dwelling to the south and could inhibit light into the window.

Following a request for further information, the planner's report dated 26/09/2025 can be summarised as follows:

- A revised design has been proposed that is consistent with the established character of the area and specifically the adjoining dwelling to the south. The proposed ridge height, fenestration arrangement and front boundary treatment (which is consistent with the neighbouring dwellings to the south) are considered acceptable).
- Having consideration for the scale of the proposed development, the extent of the rear garden area, the orientation of the dwelling (west - east) and the receiving environment specifically the neighbouring dwellings to the north and south, the proposed development is not considered to unduly impact on residential amenity by way of overlooking, overshadowing and overbearance.
- In relation to land ownership the response states that the application boundary was derived from the registered title map for the property and a copy of the Land Registry map and letter is attached confirming that the property registration was completed. It is put forward by the applicant that the map and drawing the objectors presented in their objection are not registered title maps. The planning system is not designed as a mechanism for resolving disputes about title to land and these are civil matters. In this regard, section 34(13) of the Planning Act is noted, 'a person is not entitled solely by reason of a permission to carry out any development'.

- The response to further information is considered sufficient and a grant of permission is recommended.

The reports of the Senior Executive Planner concur with the recommendations of the assistant planner.

3.2.2. Other Technical Reports

Contributions: No objection subject to conditions

Drainage: No objection subject to conditions

Urban Roads & Street Design: Following a request for further information, no objection subject to conditions.

Environment: Following a request for further information, no objection subject to conditions.

Housing: No comment

3.3. **Prescribed Bodies**

None on file.

3.4. **Third Party Observations**

One submission was received in relation to the planning application. The issues raised are similar to the issues raised in the third-party appeal.

4.0 **Planning History**

Certificate of Grant of Exemption 25/2143 in relation to the proposed development states that Section 96 of the Planning and Development Act shall not apply to a grant of permission in respect of 1 dwelling at the site.

5.0 Policy Context

5.1. Development Plan

The site is situated in an area zoned ZO 01 Sustainable Residential Neighbourhoods with the objective to protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.

Paragraph ZO 1.1 of the plan states that the provision and protection of residential uses and residential amenity is a central objective of this zoning and that the vision for sustainable residential development in Cork City is one of sustainable residential neighbourhoods where a range of residential accommodation, open space, local services and community facilities are available within easy reach of residents.

Paragraph ZO 1.2 of the plan states that development in this zone should generally respect the character and scale of the neighbourhood in which it is situated.

Paragraph ZO 1.3 of the plan states that the primary uses in this zone include residential uses, crèches, schools, home-based economic activity, open space and places of public worship.

5.2. Natural Heritage Designations

The appeal site is not located in or immediately adjacent to a European Site, a Natural Heritage Area (NHA) or a proposed NHA (pNHA). The closest European sites are Cork Harbour SPA (Site Code 004030) located approx. 2.7 km east of the site and Great Island Channel SAC (Site code 001058) located approx. 9 km east of the site.

5.3. EIA Screening

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.

6.0 The Appeal

6.1. Grounds of Appeal

One no. third party appeal has been received from Edward Gibbs. The grounds of appeal can be summarised as follows:

- The appellant was not permitted to make an objection in relation to the further information submission.
- The revised plans indicate a two-storey block structure to be built to the immediate south and adjacent to 12 Friars Walk. No 12 has a window upstairs on the south elevation. The proposed development would be approx. 10cm from this window rendering it non-openable reducing natural light and ventilation and hindering future maintenance. This window opens outwards and has been in place over two decades and was permitted by Cork City Council under permission reference 0327671.
- No details have been submitted of proposals for mitigation and disposal of knotweed infestation on the site.
- The property line is in direct contravention of both the landmarks on the ground, and the appellants surveyed land registry submission of the boundaries of 12 Friars Walk which includes a buttress affixed to the south face of 12 Friars Walk end of terrace and a line set by an old stone wall. The land survey submitted by the applicant does not conform to surveying best practice.
- The proposed development calls for the demolition of the buttress on the south face of 12 Friars Walk which may be structural in nature, supporting the south wall of No. 12.
- The proposed development includes construction over the boundary line (as evaluated by the appellants surveyor) and erection of a new fence that would

move the north-south property line by roughly 70cm over an east-west span of nearly 50m which is a considerable area.

6.2. Applicant Response

A response received on behalf of the applicant can be summarised as follows:

- A review of the planning history associated with No. 12 Friars Walk shows no reference to the window on the south elevation and there is no permission granted for this window.
- The further information drawings provided for a separation distance of 300mm between the proposed development and the gable wall of No. 12, not 10cm as stated by the appellant.
- Revised drawings are attached which provide for a recess of the gable wall to the rear at first floor providing for an increased separation distance of 1.0m allowing light and ventilation to the gable window. A condition could be attached to a grant of permission to facilitate this revision.
- In relation to knotweed, a condition could be attached by the commission requiring the preparation of an invasive (alien) plant species management plan.
- In relation to the appellants claims regarding site boundaries, there are inconsistencies in the maps provided by them and the extent of land they claim is their property. Land registry maps clearly show the position of the boundary and it is requested that the Commission make a ruling based on the actual registered title map site areas.

6.3. Planning Authority Response

A response received from Cork City Council can be summarised as follows:

- The proximity of the proposed development to the existing first-floor window on the south elevation of the neighbouring dwelling on the north was an oversight by the PA. In this instance the PA would have requested an amendment to the proposed design allowing for an appropriate setback from this existing window.

- If deemed appropriate, the Commission could attach a condition requiring a revised elevation with the required setback.

6.4. **Observations**

None received.

6.5. **Further Responses**

A further response received from Cork City Council in relation to the first party response to the appeal can be summarised as follows:

- The scale drawings appear inaccurate. Subject to the dimensions on same being accurate the Planning Authority has no objection to the applicant response to Item 1 and Item 2 in the provided document.
- Regarding Item 3, the PA considers this is a civil matter and defers to Section 34(13) of the Planning Act for same.

7.0 **Assessment**

7.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, and inspected the site, and having regard to relevant local/regional/national policies and guidance, I consider that the main issues in this appeal are as follows:

- Impact on Gable Window
- Land Ownership
- Other Matters

7.2. This assessment relates to the layout submitted by the first party in response to the PA further information (FI) request.

7.3. **Impact on Gable Window**

7.3.1. The appeal raises concerns in relation to the impact of the proposal on an existing window located on the south side elevation of the appellant's property at No. 12

Friars Walk which is the neighbouring property to the north of the appeal site. Concerns relate to impacts on light, ventilation and future maintenance due to the proximity of the proposed dwelling to this window and that the proposal will render the window unopenable.

7.3.2. The first party response to the appeal includes revised drawings which provide for a setback of the first-floor south elevation. This provides for an increase from the permitted distance of 300mm to a distance of 1161mm between the south elevation of No. 12 where the gable window is located and the north elevation of the proposed dwelling at first floor. This setback is achieved by reducing the area of a bathroom and storeroom at first floor and providing for a flat roof to the ground floor at this location.

7.3.3. I consider the amendment to provide for a setback of approx. 1.1m provides for an appropriate setback between the proposed development and the existing gable window at this location. I note the first party response states that no permission exists for this window. Notwithstanding this I consider it reasonable that the proposed development should not result in residential amenity impacts and I am satisfied that the revised proposal provides for sufficient distance from this side elevation window. I note that the scale of the drawings submitted with the response to the appeal appears incorrect and this is referenced in the response from the PA. If the Commission decides to grant permission, I consider this matter can be addressed by condition requiring submission of drawings to the PA prior to commencement of development which provide for a minimum set back of 1161mm between the existing gable window on the south elevation of No. 12 and the proposed first floor north elevation.

7.4. Land Ownership

7.4.1. Concerns are raised in relation to site boundaries with the appellant outlining that the proposed development results in the relocation of the boundary line and that the first party survey fails to take account of landmarks on the ground including a buttress affixed to the south face of No. 12 and an old stone wall.

7.4.2. The planning officer's report noted the concerns raised in the observation relating to land ownership and states that the planning system is not designed as a mechanism for resolving disputes about title to land and notes section 34(13) of the Planning Act

which provides that a person is not entitled solely by reason of a permission to carry out any development.

- 7.4.3. I note the documents submitted by both parties in relation to site ownership. I note that documents attached to the first party response include land registry details which appear to align with the site layout plan. Having considered the information available on file I am satisfied that the applicants have demonstrated sufficient interest to make the planning application.
- 7.4.4. Notwithstanding the above, Section 5.13 of the Development Management Guidelines for Planning Authorities (June 2007), states the planning system is not designed as a mechanism for resolving disputes about title to land or premises and these are ultimately matters for resolution in the Courts. Furthermore, Section 34(13) of the Planning Act (as amended) states that a person is not entitled solely by reason of a permission to carry out any development. Should planning permission be granted and should the appellants or any other party consider that the planning permission granted by the Commission cannot be implemented because of landownership or title issue, then Section 34 (13) of the Planning and Development Act 2000 is relevant.

7.5. **Other Matters**

- 7.5.1. The appeal raised concerns relating to the presence of Knotweed on the site. The first party response outlines that this matter can be addressed by a condition requiring the preparation of an invasive species management plan. I consider it appropriate that a condition be attached to this effect if the Commission decides to grant permission.
- 7.5.2. There are concerns in relation to the demolition of a buttress on the south face of No. 12 Friars Walk and that this may be structural and support the south wall of No. 12. I note that the wall to be demolished is set back from the side elevation of No. 12. Having regard to the scale of development proposed and the separation distance from No. 12 I do not have concerns that the proposal will have undue impacts on adjoining properties. Furthermore, I note that any impacts relating to the concerns raised by the third party in this regard are a civil matter between the parties concerned.

7.5.3. The appellant outlines that they were not permitted to make an observation to the PA in relation to the further information request. I note that the PA did not consider the FI response was significant. I consider this is a matter for the PA and I do not consider it relevant to the assessment of the appeal.

8.0 Water Framework Directive Assessment Screening

8.1. The subject site is located approx. 1.7km Northeast of the nearest water body comprising the Glasheen (Cork City) 010 river. The proposed development comprises the change of use from commercial to residential use, demolition of existing structures and construction of a dwelling house as outlined in section 2.1 of this report.

8.2. No water deterioration concerns were raised in the planning appeal. I have assessed the proposed 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.

8.3. The reason for this conclusion is as follows:

- The small scale of development and the nature of works
- The location-distance from nearest Water bodies and lack of hydrological connections

8.4. 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.

9.0 AA Screening

9.1. Screening the need for Appropriate Assessment: Screening Determination (Stage 1, Article 6(3) of Habitats Directive

9.2. I have considered case PL-500161-CC in light of the requirements of S177U of the Planning and Development Act 2000 as amended. The proposed development is located within a residential area and comprises demolition of existing structures and construction of a dwelling and all associated site works. The closest European Sites are Cork Harbour SPA (Site Code 004030) located approx. 2.7 km east of the site and Great Island Channel SAC (Site code 001058) located approx. 9 km east of the site.

9.3. 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.

9.4. 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.
- Taking into account the screening determination by the Planning Authority.

9.4.1. 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.

10.0 Recommendation

10.1. I recommend that planning permission should be granted, subject to conditions.

11.0 Reasons and Considerations

Having regard to the provisions of the Cork City Development Plan 2022-2028, to the location of the site in an established residential area, the residential zoning objective and to the nature, form, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in keeping with the established pattern of development at this location and would not seriously injure the residential or visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

12.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 03rd September, 2025 and as further amended by the further plans and particulars received by An Coimisiun Pleanala on the 24th day of November, 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interests of clarity.

2. The proposed development shall be amended as follows:
 - (a) A minimum set back of 1161mm shall be provided between the existing gable window on the south elevation of No. 12 Friar's Walk and the proposed first floor north elevation.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of and residential amenity

3. Prior to commencement of development full details of proposed boundary treatments shall be submitted to and agreed in writing with the Planning Authority.

Reason: In the interest of residential and visual amenity

4. Prior to the commencement of development, the developer, and/or any agent acting on their behalf, shall submit an invasive species management plan to the planning authority, which includes details of a pre-construction survey to be carried out. The plan shall include full details of the eradication of such

invasive species from the development site prior to construction or if discovered during construction as soon as is practicably possible.

Reason: In the interest of environmental protection.

5. Details of the materials, colours and textures of all the external finishes to the proposed buildings 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.

6. Water supply and drainage arrangements, including the attenuation and disposal of surface water which shall also provide for appropriate Sustainable Urban Drainage Systems (SuDS), shall comply with the requirements of the planning authority for such works.

Reason: In the interest of public health.

7. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

8. Site development and building works shall be carried out only between 0800 to 1900 hours Mondays to Fridays inclusive and 0800 to 1400 hours on Saturdays, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

9. The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures, waste management and recycling of materials, environmental protection measures, welfare facilities, site deliveries, complaints procedure, pest control and traffic management arrangements.

Reason: In the interest of public safety, environmental protection, and residential amenity.

10. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interest of sustainable transport and safety.

11. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times

Reason: in the interest of proper planning and sustainable development.

12. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of

the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Note: in accordance with s.34(13) of the Planning and Development Act 2000 as amended, a person shall not be entitled solely by reason of a permission under this section to carry out any 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.

Bernadette Quinn
Planning Inspector

10th February 2026

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

Case Reference	PL-500161-CC
Proposed Development Summary	Change of use from commercial to residential use, demolition of an existing shed and existing driveway pillars and wall, the construction of a new house and associated works
Development Address	Site adjacent to 12A Friars Walk, Cork
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 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	State the Class and state the relevant threshold
<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)	State the Class and state the relevant threshold Class 10 (b) (i) Construction of more than 500 dwelling units and Class 10 (b) (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

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

Inspector: _____ Date: _____

Form 2 - EIA Preliminary Examination

Case Reference	PL-500161-CC
Proposed Development Summary	Change of use from commercial to residential use, demolition of an existing shed and existing driveway pillars and wall, the construction of a new house and associated works.
Development Address	Site adjacent to 12A Friars Walk, Cork
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>Briefly comment on the key characteristics of the development, having regard to the criteria listed.</p> <p>The appeal site is located in a suburban area characterised by residential development. The proposed development would therefore not be exceptional in the context of the existing environment in terms of its nature. The development would not result in the production of any significant waste, emissions or pollutants due to the nature of the proposed residential use.</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>Briefly comment on the location of the development, having regard to the criteria listed</p> <p>The site is located in a suburban area and is serviced by an existing water supply and waste water treatment. The site is not located within, or immediately adjoining, any protected areas, Architectural Conservation Area or Recorded Monuments. Having regard to the scale and design proposed and to the existing pattern of development in the area the proposal is considered acceptable in the context of landscape sensitivity. It is considered that 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 any European Site. The proposed development would not give rise to waste, pollution or nuisances that differ significantly from that arising from other residential developments. Given the nature of the development and the site/surroundings, it would not have the potential</p>

	to significantly affect other significant environmental sensitivities in the area.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	Having regard to the characteristics of the development and the sensitivity of its location, consider the potential for SIGNIFICANT effects, not just effects. The development would generally be consistent with the scale of surrounding developments and would not be exceptional in the context of the existing suburban environment. There would be no significant cumulative considerations with regards to existing and permitted projects/developments.
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.
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	
There is a real likelihood of significant effects on the environment.	

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)

