



An  
Coimisiún  
Pleanála

## Inspector's Report PL-500251-LK-25

---

<b>Development</b>	Retention of members gym, merchandise shop and associated site works
<b>Location</b>	Rivers, Annacotty, County Limerick
<b>Planning Authority</b>	Limerick City and County Council
<b>Planning Authority Reg. Ref.</b>	25/60822
<b>Applicant</b>	Aisling Annacotty AFC Limited
<b>Type of Application</b>	Retention Permission
<b>Planning Authority Decision</b>	Grant
<b>Type of Appeal</b>	Third Party
<b>Appellants</b>	Lorraine Horan & Seosamh Hurley, and Dr. Fiona Gilchrist
<b>Observer</b>	Department of Housing, Local Government and Heritage
<b>Date of Site Inspection</b>	19 <sup>th</sup> February 2026
<b>Inspector</b>	Gary Farrelly

## **1.0 Site Location and Description**

The subject site has a stated area of 1.78 hectares and comprises of Aisling Annacotty Football Club which is located within the urban townland of Annacotty, approximately 5km east of Limerick city centre. The facility accommodates a grass pitch and all-weather pitch, together with a club house and car parking (46 no. spaces including 2 no. disabled spaces). The facility is located within a residential area and is bounded by Newtown Park housing estate to the south, Rosskeen housing estate to the west and Carrigeen housing estate to the north. Access to the facility is from the east off the public road L-1113. An additional emergency access is located within the southwest corner of the site off the L-11653.

## **2.0 Development to be Retained**

Retention permission is sought for a members gym and merchandise shop associated with Aisling Annacotty Football Club. The members gym is located in the southwest corner of the sports ground whilst the merchandise shop is located along the northern boundary. The design of both structures comprise of steel containers. The floor area of the members gym to be retained measures 102.75sqm and the floor area for the merchandise shop to be retained measures 34.25sqm. The height of both structures is 2.5 metres. The gym structure comprises of 3 no. windows on its east elevation and an entrance door on its north elevation. The structures are not connected to any public water supply or wastewater network. The structures were previously granted temporary permission under planning authority (PA) application reference no. 21/815 for a period of 3 no. years.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

The planning authority (PA) decided to grant retention permission on a temporary basis, by Order dated 14<sup>th</sup> October 2025, subject to 7 no. conditions.

## 3.2. Planning Authority Reports

### Planning Report

The area planner (AP) report on file assessed the development to be retained in terms of its principle within an established sports club, the use of the gym outside of members and associated impact on carparking and impact on residential amenity. The AP report recommended a grant of permission subject to it being temporary for a period of 3 years in order to allow the club to search for options of providing a more permanent feature within the site and also to ensure that the gym is only being used by members. The recommendation was endorsed by the Senior Planner.

### Other Technical Reports (*Appendix 4 of Planning Report*)

- Roads Department (*report dated 01/10/25*) – It required the submission of a traffic assessment and recommended conditions for disposal of surface water.
- Mid-West National Road Design Office (*report dated 12/09/25*) – It had no observations to make.

### Conditions

- Condition No. 2 specified that the permission was for a period of three years.
- Condition No. 4 restricted the use of the gym for members of Aisling Annacotty AFC only and not for commercial purposes. The operational hours were restricted to between 07:30 and 21:00 hours daily.
- Condition No. 5 prohibited the configuration of any speaker, amplifier or other electronic equipment that would direct sound out of the gym.
- Condition No. 6 restricted the use of the merchandise shop to during schedule matches or training emission and not to be open to the general public outside these specified times.

## 3.3. Prescribed Bodies

National Environmental Health (NEH) of HSE – This report recommended the installation of ice machines or drinking water points within the gym, gym members to have access to showers and sanitary accommodation within the clubhouse, adequate ventilation, heating and lighting to both structures and the provision of bin storage.

Transport Infrastructure Ireland – It advised the PA to have regard to national policy regarding projects near national roads.

### 3.4. **Third Party Observations**

There were 5 no. third party observations submitted to the PA objecting to the development on the grounds of noise pollution and impact on residential amenity, operating hours, inadequate carparking and structural concerns. There were 29 no. third party observations submitted to the PA supporting the development including from Maurice Quinlivan TD, Cllr Catherine Slattery / Willie O’Dea TD and Cllr. Peter Doyle. Conditions were suggested in the event of retaining the development including for operating hours to be 8am to 9pm daily.

## 4.0 **Relevant Planning History**

### PA ref. 21/815

Aisling Annacotty AFC Limited was granted permission on 1<sup>st</sup> September 2021 for the installation of 3 no. containers to be used as a members gym and a single container to be used as a merchandising shop. The permission was conditioned for a period of 3 years and for the hours of operation were limited to between 0730 and 2100 only.

### PA ref. 17/612 (related to clubhouse)

Aisling Annacotty AFC Limited was granted permission for the construction of a single and first floor extension to the clubhouse subject to conditions. Condition Number 2 prohibited the illegal parking of vehicles associated with the club obstructing any public footpath or any private driveway.

### PA ref. 18/557 (related to clubhouse)

Aisling Annacotty AFC Limited was granted permission for changes in the extension granted under application PA ref. 17/612 consisting of increase in floor area to include for the provision of additional toilet facilities.

### PA ref. 13/673 (related to emergency access)

Aisling Annacotty Football Club was granted retention permission for two steel containers for equipment and permission for a new vehicle emergency access.

## 5.0 Policy Context

### 5.1. Limerick Development Plan 2022-2028

The subject site is zoned 'Open Space and Recreation' where the objective is to protect, provide for and improve open space, active and passive recreational amenities.

#### Section 10.10 Sports and Recreation

The benefits from participation in sport and recreational activities are well documented. Sports facilities and grounds in Limerick City and County include a variety of both indoor and outdoor recreational facilities, which provide for the active recreational needs of the community. The Council will continue to promote the provision and management of high-quality sporting and recreational infrastructure throughout Limerick, in accordance with the National Sports Policy 2018-2027, Limerick Sports Partnership Strategic Plan 2018- 2021, the National Physical Activity Plan (under preparation) and the Limerick Sports and Recreation Facilities Strategy.

#### Objective SCS1 O20 (Protection of Sports Grounds/Facilities)

b) Protect, retain and enhance existing sports facilities and grounds.

#### Section 11.8.3 Car and Bicycle Parking Standards

Table DM 9(a) – Car parking maximum spaces required for 'gym/sports club' is 1 space per 75sqm (Annacotty, Zone 2)

#### Objective TR O49 (Car and Cycle Parking)

It is an objective of the Council to support the provision of parking and cycle standards in accordance with Section 11.8.3, Table DM 9(a) and 9(b) of Chapter 11: Development Management Standards.

### 5.2. National Guidelines

Development Management Guidelines for Planning Authorities (2007)

- Section 7.5 Temporary permissions

### 5.3. **Natural Heritage Designations**

The site is not located within any designated natural heritage site. The nearest designated site is the Lower River Shannon Special Area of Conservation (SAC) (Site Code 002165) which is located approximately 270 metres east of the site.

### 5.4. **Environmental Impact Assessment (EIA)**

The development proposed to be retained 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 Regulations). No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. I refer the Commission to Appendix 1 in this regard.

## 6.0 **The Appeal**

### 6.1. **Grounds of Appeal**

A third-party appeal was lodged to the Commission on the 10<sup>th</sup> day of November 2025 by Lorraine Horan and Seosamh Hurley, and Dr. Fiona Gilchrist. The appellants live within Newtown Park which adjoins the southern boundary of the site. The grounds of appeal are summarised as follows:

- There are concerns regarding noise and disruption from the facility due to shouting, music and people congregating outside the gym which is causing a nuisance to neighbouring residential properties. Noise condition number 5 imposed by the PA is unacceptable as it only addresses electronic noise and does not include impact noise and general user noise from disruption including from weights, shouting and whistles. The container structure is not adequately soundproofed for this type of intense activity and a condition should be attached for the structure to be fully soundproofed against all sources of noise.
- The restriction of operation hours between 0730 and 2100 hours daily imposed by the PA is in contradiction to the club's original commitment that the gym would be used during off peak hours. The hours should be substantially

reduced to reflect the off-peak use. There is no mention of weekends or bank holidays.

- There is inadequate carparking facilities for the club and the additional gym. The side emergency access has been used which has impacted residents privacy and security. The gym has been used for commercial purposes by Embody Fitness and not for club members against the requirements of the original permission.
- Visitors to the club during events results in roadside parking around the estate impacting pedestrian movements including from vulnerable persons.
- The original application referred the facility as a temporary structure, however, condition no. 2 grants permission for a period of 3 years. It is contended that a cluster of interconnected shipping containers which are bolted down and has been in operation for years represents a permanent fixture regardless of the 3 year limit. The structure does not conform to the visual or operational definition of temporary. The structure should be assessed as permanent (and conditioned accordingly) or be removed.
- An external third party has used the gym in clear breach of the original permission. The condition that restricts the use of the gym to club members is supported, however, there are concerns on how this is enforced or monitored. There is no requirement to maintain an up-to-date and verifiable register or members or for such register be available upon inspection.
- The original temporary permission expired in late 2024, however, the gym continued to operate unlawfully for months. The purpose of the temporary permission was for the PA to further assess the visual, traffic safety and other consequences of the development, however, the further grant of 3 years lacks any evidence of an independent assessment of impact on residents following the three year trial period. A number of residents have documented severe adverse effects.
- The aesthetic nature of the shipping container and proximity to residential properties in Newtown Park has the potential to significantly decrease the value

of property in the vicinity. The gym should be relocated to the clubhouse as suggested in the assessment of the original grant of permission.

- There are no sanitary facilities associated with the gym which has led to anti-social behaviour to the rear of the residents dwellings.
- It is respectfully requested that the Commission refuses the grant of retention permission in its current form.

## 6.2. Applicant Response

The applicant did not issue a response to the grounds of appeal.

## 6.3. Planning Authority Response

The PA did not issue a response to the grounds of appeal.

## 6.4. Observations

The Development Applications Unit (DAU) of the Department of Housing, Local Government and Heritage submitted an observation which is summarised as follows:

- Ensure watercourse mitigation measures are undertaken to prevent runoff during works to the adjacent Lower River Shannon SAC.
- Should groundworks include the alteration or removal of hedgerow/vegetation on site, this is to be undertaken outside of the bird nesting season.
- The new building should incorporate the provision of swift nest boxes either recessed into the new building or externally on the wall.
- Bats may be present in the trees onsite and a bat survey should be carried out by a suitably qualified ecologist prior to a decision being made on the application. A copy of the survey must be forwarded to the Department by the Council.

## 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 having inspected the site, and having regard to the relevant local, regional and national policies and guidance, I consider that the substantive issues in this appeal to be considered are as follows:

- Zoning
- Temporary Permission / Planning History
- Residential Amenity
- Traffic Safety

### Zoning

7.2. The development is located on lands zoned 'Open Space and Recreation' within the Limerick Development Plan 2022-2028 (LDP) where 'leisure/recreation facilities' are considered 'open for consideration' as per the Land Use Zoning Matrix set out in Chapter 12. I note that the applicant has stated that the purpose of the gym is to provide additional facilities for club members. It will be used by the senior teams for strength and conditioning during matches and training times. I consider such intended use to be ancillary to the primary established football club facility, and therefore, I am satisfied that it would be in accordance with the zoning provisions of the LDP.

7.3. However, the Commission should note that the appellants, as well as a number of submissions in support of the development, have highlighted that the gym is also used by members of the local community and Embody Fitness. I note that the PA did not consider this appropriate due to infrastructure/parking and the proximity to residential properties. If the Commission is minded to grant permission I recommend that a condition is attached that restricts the use of the gym to club members only.

7.4. With regards to the use of the merchandising shop, I note that the applicant stated that this will only operate during matches or training times. Having regard to the intended operating hours and to the nature of this element of the development in supporting the established sports facility, I have no significant concerns with the principle of this element of the development.

### **Temporary Permission / Planning History**

- 7.5. The Commission should note that the PA's notification to grant permission restricted the development to a temporary permission of 3 years, notwithstanding that the applicant did not seek a temporary permission as part of its application. I note that the PA's reasoning for a temporary permission is to allow the club to look at options for the placement of a more permanent feature within a different area of the site and to ensure that the gym is being used by members of the club.
- 7.6. I have had regard to the planning history of the site and note that the applicant previously sought a temporary permission of 3 years for the installation of containers to use as a member's gym and merchandise shop as part of application PA ref. 21/815. The PA granted a three year permission in September 2021 which has since expired.
- 7.7. Having regard to Section 7.5 of the Development Management Guidelines for Planning Authorities (2007), I consider that it is open for the Commission to grant permission for a further temporary period due to the impermanent nature of the structures to be retained, to the unchanged zoning of the site since the grant of ref. 21/815, and to the nature of the development in serving an established sports facility which is providing for the active recreational needs of the local community members.
- 7.8. Therefore, having regard to the impermanent nature of the structures proposed to be retained, and if the Commission is minded to grant permission, I am in agreement with the PA that a temporary permission would be more appropriate in order to allow the club to explore options of providing a more permanent facility onsite. However, my assessment and conclusions set out in this report are not diminished on the basis of there being a time limit on the permission.

### **Residential Amenity**

- 7.9. I consider that the key matter with regards to the development, in particular the gym element of the development, is the impact on adjoining residential amenity. I note that the appellants' have raised a number of concerns with the gym in terms of noise and operating hours. I note that the gym is located approximately 12 metres from the rear property boundaries of Newtown Park. I note that the appellants live within the properties of Newtown Park. The structure is also approximately 13 metres from Number 10 Roskeen to the west of the site.

- 7.10. Having inspected the site, I observed that the established sports club is constrained in terms of space for expansion with the exception of the southwest corner of the site (i.e. location of the subject gym) and the existing clubhouse location within the northeast corner of the site which I note was granted permissions for extensions under application PA refs. 17/612 and 18/557.
- 7.11. The Commission should note that the existing sports club is located within a residential area and, as such, there would be a reasonable expectation that there would be some level of noise disturbance associated with activities such as the use of whistles and shouting during matches and training sessions. With regards to these activities within the confines of the gym, it is my view that such activities can be reasonably controlled through the restriction of the use of the gym to club members only and controls on operating hours. I note the condition attached by the PA restricting operational hours to between 0730 hours and 2100 hours daily. I am of the view that operational hours of between 0800 and 2100 hours are appropriate Monday to Saturday with hours of between 1000 hours and 2000 hours to be appropriate for Sundays and public holidays, in the interest of residential amenity. Additionally, I consider a further measure to limit the impact on adjoining residential amenity is to condition that no amplified music or public address system associated with the gym shall be audible at the boundaries of the site. I consider this to be more appropriate than the PA's condition for no such music/system to be directed out of the gym.
- 7.12. With regards to noise associated with the use of weights, I observed on the date of my site inspection that the internal floor of the gym comprises of rubber matting. I consider that such feature, together with the separation distance to residential properties, would significantly reduce the level of noise associated with the dropping of weights.
- 7.13. Overall, notwithstanding the impermanent nature of the gym structure proposed to be retained, I am satisfied that the development would not result in a significant adverse impact on adjoining residential amenity in terms of noise and disturbance subject to conditions that control the operating hours, restricts its use for club members only and prohibits any amplified music or public address system from being audible at the site boundaries.

## **Traffic Safety**

- 7.14. The appellants have raised concerns regarding the existing level of carparking spaces not being adequate enough to accommodate the additional gym users. I note that the existing sports club accommodates a club house of 328sqm and the developments proposed to be retained amount to approximately 132sqm. I note that Section 11.8.3 of the LDP recognises the need to promote a modal shift in the interest of achieving national Greenhouse Gases (GHG) targets and healthier, more active lifestyles. I note that the existing car park comprises of 48 no spaces which substantially exceeds the maximum standards set out in Table DM9(a). Therefore, I consider the existing level of car parking provision to be in accordance with Objective TR O49 (Car and Cycle Parking) of the LDP. Additionally, the sports club is located within a residential area with existing adequate pedestrian infrastructure providing club members with safe active travel options of travelling to and from the facility.
- 7.15. I acknowledge the appellants' concerns regarding uncontrolled parking on match days as well as the use of the emergency access within the southwest corner of the site. Firstly, I consider uncontrolled parking on matchdays to be outside the remits of this application. I note that as part of application PA ref. 17/612 relating to the clubhouse extension, the PA conditioned for there to be no illegal parking of vehicles to obstruct any footpath or private driveway. I am satisfied that the use of the gym would not result in uncontrolled parking having regard to paragraph 7.14 above.
- 7.16. Secondly, the subject emergency access is outlined as an 'ambulance entrance' on the submitted site layout plan. Moreover, as part of application PA ref. 13/673, which sought permission for the installation of this access, it was described as a vehicle emergency access point. Therefore, I consider that the use of this access for anything other than emergency access would be contrary to the terms of permission PA ref. 13/673 and would be a planning enforcement matter under the jurisdiction of the PA.
- 7.17. Overall, having regard to the nature of the development in serving an established sports club facility and to the restriction of the gym to club members only, together with the use of the merchandising shop during scheduled club matches and training sessions, I am satisfied that the development proposed to be retained is acceptable in terms of traffic safety and convenience.

## **Other Issues**

- 7.18. I note the concerns of the appellants regarding the absence of any sanitary facilities within the gym and associated anti-social behaviour activities. However, I note that the existing clubhouse, which is located approximately 220 metres via the pitchside walkway or approximately 150 metres directly crossing the pitches, accommodates such sanitary facilities, as approved within application PA refs. 17/612 and 18/557. It is my view that the restriction on the use of the gym to club members only, who would have access to the use of the facilities in the clubhouse, should ensure no further issues arise.
- 7.19. I note the concerns raised in the grounds of appeal in respect of the devaluation of neighbouring property. However, having regard to the assessment and conclusion set out in this report, I am satisfied that the development proposed to be retained would not seriously injure the amenities of the area to such an extent that would adversely affect the value of property in the vicinity.
- 7.20. I note the observation from the DAU, however, the Commission should note that due to the nature of the development proposed to be retained, I do not consider the recommendations to be necessary in this case.
- 7.21. I note that the PA attached a financial contribution condition as part of its notification to grant permission. However, having reviewed the terms of the Limerick Development Contribution Scheme 2025-2031, I consider the development to be exempted as per Section 7(Category 1) of the Scheme.

## **Overall Conclusion**

- 7.22. To conclude, it is my view that the development proposed to be retained is providing a community benefit by supporting an established sports club in providing recreational infrastructure to club members. Accordingly, I consider the development proposed to be retained would be in accordance with Section 10.10 (Sports and Recreation) and Objective SCS1 O20 of the LDP. However, due to the impermanent nature of the structures to be retained, I am in agreement with the PA that the permission should be restricted to a term of 3 years, in order to allow for the club to provide the facilities within a more permanent structure onsite.

## 8.0 Appropriate Assessment (AA) Screening

- 8.1. I have considered the project in light of the requirements Section 177U of the Planning and Development Act 2000, as amended. The subject site is located approximately 270 metres west of the Lower River Shannon SAC (Site Code 002165). A watercourse is located along the southern boundary of the sports club which discharges into the SAC. I note the observation from the DAU recommending that surface water runoff is not discharged to the SAC during construction works and that best practice construction methods are adhered to.
- 8.2. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have had/have any effect on a European Site. The reason for this conclusion is as follows:
- The nature and scale of the development proposed to be retained.
  - The impermanent nature of the structures and absence of significant construction works associated with same.
  - The separation distance and intervening lands from the nearest European sites.
  - To the treatment of surface water via a soakpit onsite.
  - Taking into account the screening determination of the PA.
- 8.3. I conclude, on the basis of objective information, that the proposed development would not have had or would have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

## 9.0 Water Framework Directive (WFD) Screening

- 9.1. The site is underlain by the Limerick City East groundwater waterbody (Site Code IE\_SH\_G\_138) which is classed as 'good' status, and 'at risk', for the 2019-2024 monitoring period. The Mulkear (Limerick) (Site Code IE\_SH\_25M040590) watercourse is located along the southern boundary of the site which is classed as 'good' status, and 'Not at risk', for the 2019-2024 monitoring period.

- 9.2. I have assessed the project and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface and ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.
- 9.3. I conclude that on the basis of objective information, that the development proposed to be retained 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.

## 10.0 Recommendation

I recommend to the Commission that permission is **Granted** for the reasons and considerations set out below, subject to conditions.

## 11.0 Reasons and Considerations

Having regard to the nature and purpose of the development proposed to be retained in serving an established sports club facility, the pattern of development in the vicinity, the constraints of the site, and the provisions of the Limerick Development Plan 2022-2028, in particular Section 10.10, which acknowledges the benefits of participation in sport and recreational activities, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the amenities of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would be in accordance with Objective SCS1 O20(b) (Protection of Sports Grounds/Facilities) of the Limerick Development Plan 2022-2028. It is considered that the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 12.0 Conditions

1.	<p>The development shall be retained in accordance with the plans and particulars lodged with the application, 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 and the development shall be retained in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>This permission is for a period of three years only from the date of this Order. At the end of this period the uses shall cease, and structures removed from the site.</p> <p><b>Reason:</b> In the interest of supporting the established recreational needs of the club, a permission limited to 3 years is reasonable due to the impermanent nature of the structures.</p>
3.	<p>(a) The members gym shall only be used by members of Aisling Annacotty AFC Limited. It shall not be used, sold, let or leased for commercial purposes or events and functions independent of the club.</p> <p>(b) The merchandise shop shall operate only during scheduled club matches and training sessions. The shop shall remain ancillary to the primary use of the site and shall not be open to the general public outside of these specified times.</p> <p><b>Reason:</b> In the interest of clarity, residential amenity and traffic safety.</p>
4.	<p>The members gym shall only be used by club members between 0800 hours and 2100 hours Mondays to Saturdays, and only between 1000 hours and 2000 hours on Sundays and public holidays.</p> <p><b>Reason:</b> In the interest of residential amenity.</p>
5.	<p>No amplified music or public address system associated with the gym shall be audible at the boundaries of the site.</p>

	<b>Reason:</b> To protect the residential amenities of property in the vicinity.
6.	Drainage arrangements shall comply with the requirements of the planning authority for such works and services. No surface water shall discharge to adjoining properties or the public road.  <b>Reason:</b> In the interest of surface water management.

Declaration

*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.*

---

Gary Farrelly  
 Planning Inspector  
 26<sup>th</sup> February 2026

## Appendix 1

### Form 1 – EIA Pre-Screening

<b>Case Reference</b>	PL-500251-LK
<b>Development Summary</b>	Retention of members gym, merchandise shop and associated site works
<b>Development Address</b>	Rivers, Annacotty, Limerick
	<b>In all cases check box /or leave blank</b>
<b>1. Does the development come within the definition of a ‘project’ for the purposes of EIA?</b>  (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.
<b>2. Is the development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>	
<input type="checkbox"/> Yes, it is a Class specified in Part 1.	
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
<b>3. Is the 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?</b>	
<input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.	

<input type="checkbox"/> <del>Yes, the proposed development is of a Class but is sub-threshold.</del>	

Inspector: \_\_\_\_\_

Date: 26<sup>th</sup> February 2026