



An
Coimisiún
Pleanála

Inspector's Report

PL-500490-KE-25

Development	Retention for ground floor extension to rear, internal modifications, all to existing dwelling including associated site works.
Location	57 River Forest View, Leixlip, Co. Kildare.
Planning Authority	Kildare County Council.
Planning Authority Reg. Ref.	2560764.
Applicant(s)	Jason Keeler.
Type of Application	Permission for Retention.
Planning Authority Decision	Refuse Permission for Retention.
Type of Appeal	First Party.
Appellant(s)	Jason Keeler.
Observer(s)	None on file.
Date of Site Inspection	3 rd April, 2026.
Inspector	Aiden O'Neill.

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1.0 Site Location and Description

- 1.1. The proposed development site is c. 0.053ha in area, is irregular in shape, and comprises a two-storey property, maximum ridge height of 7.75m, with a flat roofed single-storey extension known as 57 River Forest View, located in a mature, expansive residential estate on the northern boundary of Leixlip, Co. Kildare. River Forest View is accessed off the R149. There is a shopping centre, hotel and library at the access to the estate from the R149. No. 57 is east facing and forms the end dwelling of a terrace of 4no. dwellings, and is located to the north-west extent of the estate in a cluster of c. 14no. principally semi-detached dwellings at a higher level from the estate distributor road. The Dublin-Maynooth commuter rail line and the Royal Canal is located to the west at a lower level.

2.0 Proposed Development

- 2.1. The proposed development consists of the retention of the flat roofed single-storey extension, 40m² in area and 2.95m in height. This extension comprises a kitchen, utility, store and home office as specified in the plans.
- 2.2. The drawings lodged with the application illustrate that the existing dwelling comprises 2no. bedrooms, kitchen/dining area, utility rooms, sitting room, WC, store and home office on the ground floor and 4no bedrooms (3no. ensuite) and storage space on the first floor. To the east are 2no. single-storey semi-detached structures. There is an external access to the rear private space between the existing dwelling and the 2no. single-storey structures. The rear external space comprises a gravelled surface and is stated to be 154m². The existing 6-bedroom dwelling is 178m² in area, and the 2no. single-storey structures total 60m².
- 2.3. The extension to be retained was the only interior part of the dwelling shown on the day of the site visit. On the day of the site visit, it was also noted that there was a small external single-storey extension to the south of the extension to be retained, which houses utilities. This extension is not shown on the drawings.
- 2.4. It was further noted on the day of the site visit that the internal space of the first of the 2no. single-storey semi-detached structures comprised a kitchen and living area, and a mezzanine floor area, while the rear structure contained a wardrobe.

2.5. The dwelling connects to public services.

3.0 **Planning Authority Decision**

3.1. **Decision**

Kildare County Council refused planning permission on 28th November, 2025 for 1no. reason as follows:

1. Having regard to the zoning objective of the site as 'B' Existing Residential/infill in the Leixlip Local Area Plan 2020-2026 (as extended) which primarily seeks to protect and enhance the amenity of established residential communities and promote sustainable intensification, it is considered that the development for which retention is sought, when taken in conjunction with the existing residential developments on the site, the predominance of individual bedrooms within the main dwelling, and the lack of features which would suggest single family occupancy, would seriously injure the amenities and depreciate the value of property in the vicinity, would materially contravene the zoning objective pertaining to the site, would set an undesirable precedent for similar development in the area and would therefore be contrary to the proper planning and sustainable development of the area.

3.1.1. Conditions

N/A.

3.2. **Planning Authority Reports**

3.2.1. Planning Reports

The Assistant Planner's report dated 26th August, 2025 notes the following:

- The overall development represents that of a shared accommodation unit, which is contrary to condition 6 of Pl. Ref. 89/545. The applicant will be requested to comment.
- The applicant will be requested to confirm that the development is in accordance with the Development Management Standards as set out in Table 15.2 Minimum Floor Space and Open Space Requirements for Houses in terms

of bedroom sizes, storage and private open space. The applicant is advised that private open space should be designed so that it is usable.

- It is evident that there is an additional separate unit on site which appears to be used as living accommodation, see images below. Further information will be requested in relation to same.
- It is evident that the access has been widened significantly. Further information will be requested in relation to same.
- Further Information is recommended, and was issued on 27th August, 2025. A response was received on 5th November, 2025.

The Assistant Planner's report dated 27th November, 2025 notes the following:

- The applicant has not applied for planning permission for any such use, and the dwelling will not be rented as individual rooms. All Residential Tenancies Board regulations will be adhered to.
- The floor plans submitted indicate that there are 6 no. bedrooms. The stated area of the dwelling is 178 sqm with 11.2 sqm of storage provision. This is considered to be acceptable.
- Notwithstanding the above, it appears that there is an inconsistency between the floor plans (existing ground floor plan) and the images taken during the site inspection on 26/08/2025. It appears that the room as indicated as a "sitting room" on the ground floor plan is a bedroom with an en-suite. This is not considered to be acceptable.
- The response to Item 3 is not considered to be acceptable. On the day of the site inspection on 26/08/2025, it was observed that the additional separate unit on site is in use for purposes other than storage, with images showing a kitchen/living area with a possible mezzanine level above. It is apparent that the unit is not used for storage purposes.
- The information submitted as part of the response to further information is not accurately represented.
- If permitted, the predominance of individual bedrooms within the main dwelling, and the lack of features which would suggest single family occupancy, would

seriously injure the amenities and depreciate the value of property in the vicinity.

- The development is also contrary to the zoning objective of the site as 'B' Existing Residential/infill in the Leixlip Local Area Plan 2020-2026 (as extended).
- The Planning Authority is not satisfied that the additional separate unit on the site is used for storage purposes. To permit the development would set an undesirable precedent for similar type developments in established residential areas and would be contrary to the proper planning and sustainable development of the area.

The planner's report is the basis for the Planning Authority's decision to refuse planning permission.

3.2.2. Other Technical Reports

- The Report of the Enforcement Section dated 18th July, 2025 identifies that there is a live enforcement file, reference UD8739, dated 31st March, 2025 (see section 4.0 Planning History).
- The Report of the Assistant Engineer of the Water Services Department dated 21st May, 2025 raised no objection subject to conditions.
- The Report of the Kildare County Council Municipal District Office dated 21st July, 2025 raised no objection subject to conditions.
- The Report of the Environment Department dated 31st July, 2025 raised no objection subject to conditions.

3.3. Prescribed Bodies

Irish Rail's submission dated 15th July, 2025 raises no objection but sets out a number of observations, which should be incorporated as a condition(s).

3.4. Third Party Observations

None on file.

4.0 Planning History

4.1. The following history pertains to the proposed development site.

- 89/545: Permission was granted for a two-storey extension to the side of 742C River Forest, Leixlip. Condition no. 6 attached to same states as follows:

- Condition 6: The extension, together with the existing dwelling, shall be used solely as a single dwelling unit.

Reason: To restrict the use of this extension in the interests of residential amenity.

- Enforcement file, reference UD8739, dated 31st March, 2025 in relation to:
 - The construction/development of a new extension to the rear of the house, where the house was previously extended in terms of Planning File Register No. 89/545. The total floor area of both extensions exceeds 40 square metres in extent, without the benefit of planning permission.
 - Internal works to facilitate the potential material change of use from a single dwelling house to a hostel/shared accommodation.
 - Non-compliance with condition 6 of Planning File Register No. 89/545.
 - Condition 6: The extension, together with the existing dwelling, shall be used solely as a single dwelling unit.

Reason: To restrict the use of this extension in the interest of residential amenity.

5.0 Policy Context

5.1. Development Plan

The provisions of the Kildare County Development Plan 2023-2029 refer.

The Core Strategy in Chapter 2 of Vol 1 of the Kildare County Development Plan 2023 designates Leixlip as a Self-Sustaining Growth Town in the County Settlement Strategy. This designation refers to towns with a reasonable level of jobs and services to meet the needs of people in its service catchment.

The Core Strategy also allocates 10.2 % of the county housing and population growth to the Self-Sustaining Growth Town of Leixlip. This results in a target increase of 2,565 persons for the period of Q1 2023 to Q4 2028 with a housing target of 933 units for the same period.

Furthermore, policy objective HO O6 seeks to ensure a balance between the protection of existing residential amenities, the established character of the area and the need to provide for sustainable residential development is achieved in all new developments.

In addition, policy objective HO P6 seeks to promote and support residential consolidation and sustainable intensification and regeneration through the consideration of applications for infill development, backland development, re- use/adaptation of existing housing stock and the use of upper floors, subject to the provision of good quality accommodation.

Chapter 15 sets out the development management standards of the Plan.

Section 15.4.9 in relation to Shared Accommodation/Co-Living Developments states that shared accommodation/co-living developments are professionally managed rental accommodation, where individual rooms are rented within a commercial development that includes access to shared or communal facilities and amenities. In accordance with SPPR 9 (SPPR 7 of the Planning Design Standards for Apartments, Guidelines for Planning Authorities, July 2025) there shall be a presumption against granting planning permission unless a need is identified to meet a specific demand identified in the Housing Need Demand Assessment (HNDA). The HNDA prepared as part of the Plan review did not identify a specific need for this type of residential development in Kildare.

Section 15.4.12 in relation to Extensions to Dwellings states that adapting residential units through extensions can sustainably accommodate the changing needs of occupants subject to the protection of residential and visual amenities. A well-designed extension can provide extra space, personalise and enhance the appearance of a dwelling. It would not be practical to set out a prescriptive approach to the design of extensions that would cover every situation, nor is it desirable to inhibit innovation or individuality. The following basic principles shall be applied:

- The extension should be sensitive to the appearance and character of the house and the local area (urban or rural).

- The extension shall have regard to the form and scale of the existing dwelling and should not adversely distort the scale or mass of the structure.
- The design and scale should have regard to adjoining properties.
- A flexible approach will be taken to the assessment of alternative design concepts and high quality contemporary designs will be encouraged. A different approach may apply in the case of a Protected Structure, structures with significant heritage or within an Architectural Conservation Area.
- The extension should not provide for new overlooking or loss of privacy below reasonable levels to the private area of an adjacent residence.
- The cumulative impact of the existing extent of overlooking and the overlooking that would arise as a result of any proposed extension need to be considered.
- The extension should not have an overbearing impact on neighbouring properties. Large extensions, particularly if higher than one storey, should be moved away from neighbouring property boundaries.
- New extensions should not overshadow adjacent dwellings to the degree that there is a significant decrease in daylight or sunlight entering into the house.
- An adequate area of private open space, relative to the size of the dwelling should be retained, generally not less than 25sq.m.

Leixlip Local Area Plan 2020-2026 (as extended)

In the LAP the proposed development site is zoned 'B' 'Existing Residential/Infill', the objective of which is to protect and enhance the amenity of established residential communities and promote sustainable intensification.

5.2. Relevant National or Regional Policy / Ministerial Guidelines

The National Planning Framework First Revision 2025 (NPF) defines compact growth as including making better use of under-utilised land and buildings with higher housing and jobs densities, better serviced by existing facilities and public transport. National Policy Objective (NPO) 7 seeks to deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements and ensure compact and sequential patterns of growth. NPO 9 seeks to deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints and ensure compact and sequential patterns of growth.

5.3. **Natural Heritage Designations**

The proposed development site is c. 0.0414m to the east of the Rye Water Valley/ Carton Special Area of Conservation and pNHA (Site Code: 001398) and the Royal Canal pNHA (Site Code: 002103).

6.0 **EIA Screening**

6.1. The proposed development does come within the definition of a 'project' for the purposes of EIA, as it involves the execution of construction works. However, it does not fall within a class set out in Schedule 5, Part 1 or 2 of the Planning and Development Act, 2000, as amended. Therefore, EIA is not required. Refer to Form 1 in Appendix 1 of this report.

7.0 **The Appeal**

7.1. **Grounds of Appeal**

The First Party appeal prepared by CDP Architecture sets out the following grounds:

- In relation to the reason for refusal, it is stated that there are no other existing residential developments on the site, apart from the family house.
- The area subject to this retention application is for the exclusive use of a single dwelling unit, in full compliance with condition no. 6 of planning permission ref: 89/545.
- The dwelling is not intended to be, nor will it be, occupied or rented on a room-by-room basis.
- The development would not result in material injury to the residential amenities of the area, would not depreciate the value of adjoining properties, and would not undermine the 'B' zoning objective. The proposal would not give rise to an undesirable precedent.
- There is no specific policy in the Plan or LAP which prescribes or limits the maximum number of bedrooms permissible within a single dwelling unit. The internal layout of the dwelling remains capable of functioning as a single family residence.

- In relation to the existing separate unit within the site, this space is used solely for domestic storage purposes ancillary to the main dwelling. There is no intention to use this as a separate or independent residential unit. This structure does not form part of the retention application.
- The ground floor extension provides an extension to the existing living accommodation. The extension does not result in an undue reduction in private open space. The proposed use is not listed as 'Not Permitted' in the LAP, and is compatible with the established residential character of the area.
- The Commission is requested to overturn the decision of Kildare County Council and grant planning permission for the development to be retained.

7.2. Applicant Response in the case of a 3rd Party Appeal

- N/A.

7.3. Planning Authority Response

- Kildare County Council's response dated 22nd January, 2026 to the appeal states that it confirms its decision and requests the Commission to refer to the planner's report and various technical department reports in relation to the assessment of the appeal.
- The Commission is also asked to consider an advertisement on Daft.ie listed on 11th November, 2025 which states that *Each unit is fully self-contained with a private ensuite, offering the perfect blend of luxury, privacy, and modern convenience. Ideal for businesses or groups seeking high-quality accommodation.* It is further state that *each unit is self-contained with access to high quality kitchens and all individually metered.* The advertisement clearly states that it is shared accommodation. Screenshots of the advertisement are included in Appendix 1 of the appeal response. This describes the property as an *exceptional 8-bedroom house. All ensuite & self-contained. A rare opportunity to lease a brand new, purpose-built, 8-bedroom HMO [House in Multiple Occupancy].*
- It is concluded that information submitted with the application is not accurately represented. If permitted, the predominance of individual bedrooms within the main dwelling, and the lack of features which would suggest single family

occupancy, would seriously injure the amenities and depreciate the value of property in the vicinity. The development is also contrary to the zoning objective pertaining to the site.

7.4. **Observations**

- None on file.

7.5. **Further Responses**

- N/A

8.0 **Assessment**

8.1. Having examined all the application and appeal documentation on file, and having regard to relevant policy, I consider that main issues which require consideration in this appeal are those raised in the grounds of appeal.

8.2. The current enforcement file, reference UD8739, dated 31st March, 2025, is noted. However, the current application and appeal relate to the retention of a rear extension. While the nature of the occupancy may have changed over time, this is not within the scope of the application / appeal and remains a matter for enforcement by the Planning Authority.

8.3. The contents of the Irish Rail's submission dated 15th July, 2025 refer. It is noted that the proposed development seeks the retention of an extension to an existing dwelling within the applicant's site ownership.

8.4. The main appeal issue is, therefore, as follows:

- Compliance with the Plan.

8.5. Compliance with the Plan

8.5.1 This assessment is restricted to the matters which are the subject of the application and appeal i.e. rear extension to be retained, which is stated to be to serve an existing single dwelling.

8.5.2 It is noted that the Planning Authority recommended refusal of permission on the basis that the extension to be retained, taken in conjunction with the existing residential

developments on the site, would materially contravene the zoning objective 'B' Existing Residential/infill in the Leixlip Local Area Plan 2020-2026 (as extended).

- 8.5.3 The B zoning objective primarily seeks to protect and enhance the amenity of established residential communities and promote sustainable intensification.
- 8.5.4 Having regard to the zoning matrix in Table 13-3 of the LAP, where a dwelling is a permitted in principle use on lands zoned 'B', it is considered that the development to be retained is acceptable in principle and supported by the zoning objective 'B' Existing Residential/infill of the Leixlip Local Area Plan 2020-2026 (as extended). The extension for which retention permission is sought would not materially contravene the zoning objective. I agree with the applicant in this respect.
- 8.5.5 I would also agree with the applicant that the rear extension to be retained would not result in material injury to the residential amenities of the area and would not depreciate the value of adjoining properties.
- 8.5.6 In addition, it is considered that the extension to be retained is aligned with the provisions of Section 15.4.12 of the Plan in relation to Extensions to Dwellings, as it is sensitive to the appearance and character of the house and the local area; has regard to the form and scale of the existing dwelling and does not adversely distort the scale or mass of the structure, and also has had regard to adjoining properties, with no overlooking or loss of privacy or overbearing impact. A large private open space area remains, albeit it is bereft of landscaping.
- 8.5.7 In this context, I recommend permission is granted, and recommend the attachment of a condition that restricts the use of the structure to be retained to those specified in the application materials and appeal, to serve the existing single dwelling unit.

9.0 AA Screening

- 9.1. I have considered the retention for ground floor extension to rear, internal modifications, all to existing dwelling including associated site works at 57 River Forest View, Leixlip, Co. Kildare in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 9.2 The proposed development site is c. 0.0414m to the east of the Rye Water Valley/ Carton Special Area of Conservation (Site Code: 001398).

9.3 The proposed development consists of the retention for ground floor extension to rear, internal modifications, all to existing dwelling including associated site works at 57 River Forest View, Leixlip, Co. Kildare.

9.4 No nature conservation concerns were raised in the planning appeal.

9.5 In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on the Rye Water Valley/ Carton Special Area of Conservation (Site Code: 001398) in view of the conservation objectives of this site and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- The modest scale of the works and the nature of the development
- Location - distance from nearest European site and lack of connections

9.6 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 any effect on a European Site.

9.7 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.

9.8 Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 **Water Framework Directive**

10.1 The proposed development site is located in the north-western area of Leixlip. The nearest relevant water bodies are the Royal Canal Main Line (Liffey and Dublin Bay), code IE_09_AWB_RCMLE, c. 0.0856km to the west, the status of which is 'Review', and the Rye Water, code IE_EA_09R010600 to the east, the status of which is 'At Risk'.

- 10.2 The proposed development comprises the retention for ground floor extension to rear, internal modifications, all to existing dwelling including associated site works at 57 River Forest View, Leixlip, Co. Kildare.
- 10.3 No water deterioration concerns were raised in the planning appeal. I have assessed the proposed development of the retention for ground floor extension to rear, internal modifications, all to existing dwelling including associated site works at 57 River Forest View, Leixlip, Co. Kildare, and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.
- 10.4 The reason for this conclusion is as follows:
- The nature and scale of the development proposed.
 - Distance from the nearest relevant water body, and the lack of hydrological connections.

10.5 Conclusion

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment

11.0 Recommendation

- 11.1. I recommend that permission for the development to be retained is granted for the following reasons and considerations.

12.0 Reasons and Considerations

Having regard to the provisions of Section 15.4.12 of the Kildare County Development Plan 2023-2029 in relation to Extensions to Dwellings, and zoning objective 'B' Existing Residential/infill of the Leixlip Local Area Plan 2020-2026 (as extended), it is considered that, subject to compliance with the conditions set out before, the proposed development to be retained will not be seriously injurious to existing residential amenities, and will not have an adverse impact upon the character of the area. It is considered that the proposed development to be retained is in the interests of the proper planning and sustainable development of the area.

13.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended on 5th November, 2026, 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 interest of clarity.

2. (a) Use of the subject extension shall be restricted to a kitchen, utility, store and home office, incidental to the existing dwelling, as specified in the lodged documentation, unless otherwise authorised by a prior grant of planning permission.

(b) The existing dwelling, and the extension which is the subject of this grant of planning permission, shall be jointly occupied as a single residential unit as specified in the lodged documentation, and the subject extension shall not be used, sold or let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To protect the amenities of property in the vicinity.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. 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 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.

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.

Aiden O'Neill

Aiden O'Neill
Planning Inspector

13th April, 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-500490-KE-25
Proposed Development Summary	Retention for ground floor extension to rear, internal modifications, all to existing dwelling including associated site works.
Development Address	57 River Forest View, Leixlip, Co. Kildare
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q.2.
	<input type="checkbox"/> No, No further action required.
(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)	
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 checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
<input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	
4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes <input type="checkbox"/>	
No <input type="checkbox"/>	

Adan ornull

Inspector: _____

Date: 13th April, 2026