



Development	Removal of existing structure and associated site works
Location	4 Lower Gerald Griffin Street, Limerick, Limerick
Planning Authority	Limerick City and County Council
Planning Authority Reg. Ref.	2561179
Applicant	Metricon Developments Limited
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellants	Elaine and John Hickey
Observers	None
Date of Site Inspection	23 rd April 2026
Inspector	Siobhan Carroll

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1.0 Site Location and Description

- 1.1. The subject site is located at no. 4 Lower Gerald Griffin Street, Limerick, Co. Limerick. It is situated within the city centre of Limerick. The site is located on the northern side of Lower Gerald Griffin Street and to the east of the junction with Upper William Street.
- 1.2. The appeal site has a stated area of 0.009 hectares. The building on site is mid-terrace and two-storey it has a stated area of 84sq m. The building was previously in residential and commercial use. It has frontage of 11m onto Lower Gerald Griffin Street. It extends back for 9.5m. On inspection of the site, I observed that construction hoarding was erected at the ground level onto the street.
- 1.3. The adjoining building to the west no. 9-11 Upper William Street is a single storey red brick property which is occupied by Headway, a service and support centre. No. 5. Lower Gerald Griffin Street adjoining the site to the east contains a short section of building frontage of circa 4m and a gated access to the yard and buildings to the rear.

2.0 Proposed Development

- 2.1. Permission is sought for the removal of the existing structure on the site to a safe and stable level under controlled engineering supervision, and all ancillary site works.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. Limerick City & County Council decided to grant permission for the development by Order dated 14th of January 2026. The permission is subject to 7 no. conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

Planning Report dated 12/1/2026 – It was concluded that the proposed careful removal of the existing structure to a safe and stable level under controlled engineering supervision, and all ancillary site works at no. 4 Lower Gerald Griffin Street was acceptable given that the existing property has been registered on the

derelict sites register under reference DS-054-21 and the engineering report submitted with the application has demonstrated how the existing structure is dangerous and beyond repair. A grant of permission was recommended.

3.2.2. Other Technical Reports

3.2.3. Archaeology: Report dated 19/12/2025 – No objection to the proposal.

3.3. **Third Party Observations**

3.3.1. The Planning Authority received one submission/observation in relation to the application. The issues raised are similar to those set out in the appeal.

4.0 **Planning History**

4.1. None on site

Adjacent sites

4.2. Reg. Ref. 16681 – Permission was granted for development comprising new rear windows and a smoking area c/w patio doors all in the rear alley of the site and for internal remodelling including a new layout, a new lift and accommodation stairs and external signage at 9-11 Upper William Street & 2-3 Lower Gerald Griffin Street, Limerick.

4.3. Reg. Ref. 151067 – Permission was granted for the change of use of an existing three storey premises from banking and ancillary office use to clinic (educational) & ancillary office use at 9-11 Upper William Street & 2-3 Lower Gerald Griffin Street, Limerick.

5.0 **Policy Context**

5.1. **Limerick Development Plan 2022 - 2028 (As Varied)**

5.1.1. Under the provisions of the plan the appeal site is located on lands which are zoned 'City Centre'. The Objective seeks – to protect, consolidate and facilitate the development of the City Centre commercial, retail, educational, leisure, social and community uses and facilities.

- 5.1.2. Purpose: To consolidate Limerick City Centre through densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses and urban streets, while delivering a high-quality urban environment which enhance the quality of life of residents, visitors and workers alike.
- 5.1.3. Chapter 3 refers to Spatial Strategy
- 5.1.4. Section 3.3.1.3 – refers to Brownfield Sites
- 5.1.5. Brownfield land is a term used to describe previously developed land that is not currently in use and which has the potential for redevelopment. Often such lands are of large scale and have previously been in use for industrial or commercial purposes and became derelict due to obsolescence, vacancy or demolition of structures. Some brownfield sites may have a legacy of contamination from operational activities or waste disposal.
- 5.1.6. Redeveloping brownfield sites provides opportunities for revitalisation of the built environment and reuse of existing infrastructure including roads and utilities. The Planning Authority will encourage the redevelopment of brownfield sites in settlements throughout Limerick, in accordance with the concept of compact growth and the Development Management Standards of this Plan.
- 5.1.7. Section 3.3.2.2 – refers to Derelict Sites
- 5.1.8. In accordance with the Derelict Sites Act 1990 (the Act), a Derelict Site is defined as any land which detracts, or is likely to detract, to a material degree from the amenity, character or appearance of land in the neighbourhood in question because of: (a) Structures which are in a ruinous, derelict or dangerous condition; (b) The neglected, unsightly or objectionable condition of the land or structures on it, or; (c) The presence of litter, rubbish, debris or waste on the land.
- 5.1.9. Derelict Sites can have a negative impact on the social, visual and commercial aspects of a neighbourhood. The Act places a duty on every owner and occupier of land to take all reasonable steps to ensure that the land does not become or continue to be in a derelict state. The Local Authority maintains a Derelict Sites Register and actively takes all reasonable steps to ensure that any land situated in this administrative area does not become or continue to be a derelict site.

- 5.1.10. Chapter 11 refers to Development Management Standards
- 5.1.11. Section 11.7 refers to Climate Action
- 5.1.12. Section 11.7.1 – Built Environment - In order to achieve a more sustainable built environment, the Planning Authority will encourage the following measures:
- The retention, restoration and reuse of buildings in preference to their demolition and reconstruction where possible.

5.2. **Natural Heritage Designations**

- 5.2.1 Lower River Shannon SAC (Site Code 002165) is located circa 575m from the site.
- 5.2.2 River Shannon and River Fergus Estuaries SPA (Site Code 004077) lies to the west of the appeal site at the closest point it is located circa 813m from the site.

6.0 **EIA Screening**

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

7.0 **The Appeal**

7.1. **Grounds of Appeal**

A third party appeal was submitted by Elaine and John Hickey on the 9th of February 2026. The issues raised are as follows:

- The appellants object to the decision by Limerick City and County Council to grant permission for the demolition of no. 4 Lower Gerald Griffin Street, Limerick.
- The appellants state that they own no's 5,6 and 7 Lower Gerald Griffin Street.

- The historic party wall with the adjoining property no. 4 Lower Gerald Griffin Street has provided support, security and privacy at the appellant's property. They object to its removal. The historic stone party wall is two-storeys high and is over 6m. It is constructed entirely from cut stone.
- The appellants state that they do not consent to the removal or interference with the party wall. They consider that the decision of Limerick City and County Council did not take cognisance of their refusal to give consent for the demolition of the party stone wall.
- It is considered that the proposed demolition of the party wall would constitute trespass and nuisance.
- Reference is made to Section 34(13) of the Planning and Development Act 2000 (As amended) which states; "A person shall not be entitled solely by reason of a permission under this section to carry out any development."
- The Planning Report dated 12/01/2026 states; "should permission be granted then a condition will be attached to same ensuring that the developer shall take appropriate measures during the construction phase to ensure that no damage is caused to any adjoining property."
- The notification of Decision to Grant does not contain such a condition.
- The appellants state that they are concerned regarding their party stone wall. The decision of Limerick City and County Council does not make any reference to the preservation of the party stone wall.
- The appellants request that the Commission take the necessary steps to rectify matters and prohibit any interference with their party stone wall.
- The party stone wall is in good condition. It is not a danger to either the owners or members of the public.
- It is highlighted that Limerick Stone Walls Conservation and Management Plan promote conservation and preservation. Page 180 of the document states "Limerick City Walls are of national significance on account of their long and unique history."

- The appellants state that they reiterate the contents of their letter of objection to Limerick City and County Council dated 13th December 2025.
- It is highlighted that the Planner's report referred to their objection and stated, "...the applicants state in their submission that part of no. 5 has been included in the demolition however this is not the case from the drawings submitted."
- The appellants confirm that they did not state that part of no. 5 was included in the demolition. Their submission stated that they do not consent to the demolition of the party wall.
- The property at no. 5 is an open yard with a high wall containing an entrance from the street facing onto lower Gerald Griffin Street. The portion of the property at no. 5 which is of concern to the appellants is the party wall between their property and no. 4. They state that they do not want the party wall remove as such action is in breach of all property rights. They state that they also enjoy easements of support from adjoining wall in the street at no. 4.
- The appellants request that the Commission refuse permission for the proposal for the reasons set out in the appeal.

7.2. Applicant Response

A response to the third party appeal was received from Shaws Consulting Engineers Limited on behalf of the applicant Metricon Developments Limited. The issues raised are as follows:

- The subject property no. 4 Lower Gerald Griffin Street, Limerick is included on the Derelict Sites Register. It has been inspected by both the Dangerous Structures Section and Derelict Sites Section of the Local Authority.
- The structure has been determined to be unsafe and beyond repair. Internal access is not possible due to collapse risk and compromised structural elements.
- It is stated that in such circumstances the Planning Authority has a statutory responsibility to ensure risks to public safety are addressed and that dereliction with the urban core is remedied.

- The proposed works represent the minimum intervention necessary to remove unsafe building fabric and stabilise the site, thereby facilitating future regeneration which is consistent with the Limerick City & County Development Plan.
- Issues relating to ownership easements, rights of way and private property rights are not matters for determination under the planning code.
- Section 34(13) of the Planning and Development Act 2000 provides that a grant of planning permission does not authorise interference with private property rights.
- The proposed works related solely to the removal of a dangerous structure within the applicant's site and do not authorise interference with adjoining lands or rights of way.
- The grounds of appeal refer to the removal of the party wall. The first party confirm that the proposal refers to careful removal of the derelict structure within the applicant's site and that no boundary or party wall will be removed, altered or interfered with without the agreement of adjoining owners.
- The structure proposed for removal is not a Protected Structure and is not located within an Architectural Conservation Area.
- The controlled demolition will be undertaken under qualified engineering supervision to ensure structural stability and protection of adjoining properties.
- The grounds of appeal refer to the appellants' right of ownership and rights of way. In response to the matter, it is stated that the planning permission does not authorise interference with any shared wall or adjoining property rights. Matters relating to party wall ownership, easements or rights of way are civil matters outside the remit of the Planning Authority.
- Planning permission does not confer any right to trespass or interfere with adjoining property. The proposed development relates only to the removal of unsafe building fabric within the applicant's ownership. The first party confirm that no party wall will be interfered with without agreement.

- The grounds of appeal refer to Section 34(13) of the Planning and Development Act 2000. In response the first party state that Section 34(13) clarifies planning permission does not override private property rights. It does not prevent the Planning Authority from granting permission where development is considered proper planning and sustainable development.
- The appeal refers to the Planning Report dated 12/01/2026. The Planner's report recommends that appropriate measures be taken during demolition to ensure no damage is caused to adjoining property.
- Controlled demolition under professional supervision inherently includes protective measures, temporary support where required and monitoring to safeguard adjoining structures. These measures form part of standard demolition practice.
- The appeal refers to the good condition of the historic party stone wall. The first party highlight that the structure subject to the proposed removal was assessed as dangerous and beyond repair following inspection by the Dangerous Structures Section. The property is included on the Derelict Sites Register. The removal of unsafe fabric in the interests of public safety is appropriate where retention is not feasible. They confirm that no boundary wall outside the applicant's ownership is authorised for removal.
- The appeal refers to the appellants' statement that they do not consent to the demolition of their party wall with no. 4 Lower Gerald Griffin Street. The first party reiterate that the proposal relates solely to works within the applicant's site boundary. No works to adjoining properties form part of the proposal.
- The proposed development if granted planning permission does not authorise the removal of any structure outside the applicant's ownership nor does it extinguish easements or rights of support.
- Protective works and controlled demolition procedures will ensure adjoining structures are safeguarded.
- It is highlighted that issues of liability and civil claims fall outside the scope of the planning process.
- The Planning Authority granted permission having regard to the following;

- The dangerous condition of the structure
 - Its inclusion on the Derelict Sites Register
 - Inspections by the Dangerous Structures Section
 - The need to protect public safety
 - The absence of Protected Structure status
 - The Development Plan
- In conclusion, the building is derelict, structurally unsafe and presents a risk to public safety. The permitted works are limited and necessary to stabilise the site. The permission granted by the Planning Authority does not authorise interference with adjoining property rights, and appropriate protective measures will safeguard neighbouring structures.
 - The removal of this dangerous structure represents an essential first step in the regeneration in this city centre site.

7.3. Planning Authority Response

- None received

8.0 Assessment

Having examined the application details and all other documents 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/national policies and guidance, I consider that the substantive issue in this appeal to be considered is as follows:

- Proposed removal of the structure

8.1. Proposed removal of the structure

- 8.1.1. Permission is sought for the removal of the existing structure on the site to a safe and stable level under controlled engineering supervision. The site at no. 4 Lower Gerald Griffin Street, Limerick is located within the city centre and is zoned town centre. As detailed in the report of the Planning Officer dated 12/01/2026 the existing property has been registered on the derelict sites register under reference number DS-054-21.

The report of the Planning Officer also referenced the engineering report submitted with the application.

- 8.1.2. The report prepared by Shaws Consulting Engineers Limited dated 15/09/2025 detailed the structural defects of the building. They are summarised as widespread cracking of external masonry walls, missing slates and decayed rafters to the roof, an absence of rainwater goods and rotten and distorted window frames and doors. It was concluded in the report that the defects confirm the structure has undergone advanced and irreversible deterioration, that key loadbearing elements including walls, roofs and floor have lost structural capacity and that the extent of decay and collapse is such that reinstatement would require near total reconstruction which would be equivalent to rebuild. It was recommended that the only safe course of action is the careful taking down of structure.
- 8.1.3. Therefore, based on the fact that the existing property has been placed on the derelict sites register and also the findings and conclusion of the report prepared by Shaws Consulting Engineers Limited in relation to the property, I would concur with the assessment of the Planning Authority that the appropriate course of action is for the structure to be removed as is proposed under the current application.
- 8.1.4. The grounds of appeal primarily refer to the appellants concerns in relation to the adjoining property no. 5 Lower Gerald Griffin Street. Specific concern was expressed in relation to the potential for damage to or the demolition of the party wall to the eastern side of the site. The wall referred to in the appeal is described as being historic, constructed from cut stone and over 6m in height.
- 8.1.5. The appeal states that the decision of Limerick City and County Council does not make any reference to the preservation of the party stone wall. The appeal also refers to Section 34(13) of the Planning and Development Act which states, "A person shall not be entitled solely by reason of a permission under this section to carry out any development."
- 8.1.6. In response to the issues raised in the appeal, the first party stated that it is necessary to remove the structure on the basis that it has been determined to be unsafe and beyond repair. They highlighted that the structure proposed for removal is not a Protected Structure and is not located within an Architectural Conservation Area.

- 8.1.7. The first party confirm that proposal relates only to the removal of unsafe building fabric within the applicant's ownership. The first party confirm that the proposal relates solely to works within the applicant's site boundary, that no works to adjoining properties form part of the proposal and that no party wall will be interfered with without agreement. In relation to the proposed removal of the structure the first party confirm that protective works and controlled demolition procedures will ensure adjoining structures are safeguarded. Accordingly, the first party have outlined in the appeal response that the proposal will not result in any undue impact to the appellants' wall.
- 8.1.8. In order to ensure that protective works and controlled demolition procedures are carried out, I would recommend the attachment of a condition requiring the submission of a Construction and Environmental Management Plan (CEMP) for the written agreement of the Planning Authority.
- 8.1.9. In conclusion, having regard to the town centre location of the site, the derelict condition of the subject building and specifically the findings and conclusion of the report prepared by Shaws Consulting Engineers Limited in relation to the building, I would consider that it is appropriate to grant permission for the removal of the existing structure on the site to a safe and stable level under controlled engineering supervision.

9.0 **AA Screening**

- 9.1. I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000, as amended.
- 9.2. Lower River Shannon Special Area of Conservation (Site Code 002165) is located circa 575m north-west of the subject site. River Shannon and River Fergus Estuaries Special Protection Area (Site Code 004077) is located circa 813m west of the subject site.
- 9.3. The proposed development comprises the removal of existing structure to a safe and stable level under controlled engineering supervision, and all ancillary site works, all on a 0.009 hectare site, located on serviced lands at 4 Lower Gerald Griffin Street, Limerick. Co. Limerick.

- 9.4. No streams/watercourses are identified on site.
- 9.5. 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 European site. The reason for this conclusion is as follows:
- The nature of the works proposed which are located on fully serviced lands
 - The distance to the nearest European sites, and the weak indirect connections to the European sites
 - Taking into account the screening report by the Planning Authority
- 9.6. 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, as amended, is not required.

10.0 Water Framework Directive

- 10.1. An assessment of the proposed development has been undertaken with regard to the objectives set out in Article 4 of the EU Water Framework Directive.
- 10.2. Having considered the nature, scale, and location of the proposed development, it is concluded that the proposal will not result in any risk of deterioration in the status of any water body, including surface waters (rivers and lakes), groundwater, transitional waters, or coastal waters. This applies to both qualitative and quantitative status, and in respect of temporary and permanent effects.
- 10.3. In addition, the proposed development will not adversely affect the achievement of established environmental objectives, including the protection, maintenance, and improvement of water body status, as required under the Directive.
- 10.4. Accordingly, the proposed development is considered to be compliant with the requirements of Article 4.

11.0 Recommendation

- 11.1. I recommend that planning permission be granted for the reasons set out below.

12.0 Reasons and Considerations

Having regard to the provisions of the Limerick City and County Development Plan 2022-2028 (As Varied), specifically the town centre zoning of the site, the nature and scale of the proposal comprising the removal of an existing structure which is in a derelict condition, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with 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, 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. The removal of the existing structure down to ground level only is permitted. No ground excavation or removal of foundations is permitted.

Reason: In the interests of clarity and to protect potential unidentified archaeological heritage of the site.

3. A Construction and Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The CEMP shall include but not be limited to construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.

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

4. Prior to commencement of development, 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) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. 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 reducing waste and encouraging recycling.

5. A detailed site-specific temporary traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of sustainable transport and safety.

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.

Siobhan Carroll
Planning Inspector

18th of May 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL 500749-LK-26
Proposed Development Summary	Removal of existing structure and associated site works.
Development Address	4 Lower Gerald Griffin Street, Limerick. Co. Limerick.
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.	
<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	
<input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR	The proposed development relates to an area of 0.009ha. The proposed development does not equal or exceed 2 hectares in the case of urban development nor 10 hectares in the case of a business district [Class 10(b)(iv)]. The development is therefore considered sub threshold.

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

Inspector: _____

Date: _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL 500749-LK-26
Proposed Development Summary	Removal of existing structure and associated site works.
Development Address	4 Lower Gerald Griffin Street, Limerick. Co. Limerick.
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (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).	The development has a modest footprint. It does not require the use of substantial natural resources or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.
Location of development (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	The development is removed from sensitive natural habitats, centres of population and designated sites and landscapes of identified significance in the County Development Plan. There are no protected species/habitats on site.

<p>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>Types and characteristics of potential impacts</p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>Having regard to the modest nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</p>
<p>Conclusion</p>	
<p>Likelihood of Significant Effects</p>	<p>Conclusion in respect of EIA</p>
<p>There is no real likelihood of significant effects on the environment.</p>	<p>EIA is not required.</p>
<p>There is significant and</p>	<p>Schedule 7A Information required to enable a Screening Determination to be carried out.</p>

<p>realistic doubt regarding the likelihood of significant effects on the environment.</p>	
<p>There is a real likelihood of significant effects on the environment.</p>	<p>EIAR required.</p>

Inspector: _____ **Date:** _____

DP/ADP: _____ **Date:** _____

(only where Schedule 7A information or EIAR required)