



<b>Development</b>	RETENTION PERMISSION, CHANGE OF USE: of 5 no.1 bedroom & Studio residential apartments to 5 No. short-term lettings/tourist accommodation units.
<b>Location</b>	3 Eustace Street, Dublin 2
<b>Planning Authority</b>	Dublin City Council South
<b>Planning Authority Reg. Ref.</b>	WEB5921/25
<b>Applicant(s)</b>	Helix Hill Limited
<b>Type of Application</b>	Retention
<b>Planning Authority Decision</b>	Refuse Retention
<b>Type of Appeal</b>	First Party Normal Planning Appeal
<b>Appellant(s)</b>	Helix Hill Limited
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	29 May 2026
<b>Inspector</b>	Sandra Eapen

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## 1.0 Site Location and Description

- 1.1. The appeal is made in relation to the upper floors of No. 3 Eustace Street, Dublin 2. The subject site has a stated area of c.0.049ha. The building in question is a mid-terrace, 3-bay, 4- storey (over basement) building. The upper floors of the building has a brick façade along the street with one over one, sash windows. Part of the ground floor of the building is currently in retail use. Upper floors are accessible via a separate entrance at ground floor level from Eustace Street. The existing floor area of the building is stated as c.226.28sqm.
- 1.2. The site is located along the western side of Eustace Street within the Temple Bar cultural quarter. The subject building adjoins 5 storey buildings to its south and similar 4 storey high buildings to its north. There is a mix of residential, commercial, artistic, and cultural uses within the immediate site vicinity.

## 2.0 Proposed Development

- 2.1. The applicant is seeking RETENTION planning permission for a change of use of existing first, second and third floor levels from 5 no residential apartments to 5 no. short-term letting/tourist accommodation units.

- First floor – 1no., 1 bed unit, c. 56.88sqm
- Second floor – 2no. 1bed units, c.45.1sqm and c.37sqm
- Third floor – 2 no. 1 bed units, c.44.3sqm and c.43sqm

Although the statutory description states studio units, the drawings submitted show all units to have bedrooms separated from the kitchen/dining/living areas. No works are being proposed as part of the application.

## 3.0 Planning Authority Decision

- 3.1. **Decision**

3.1.1. The Planning Authority Dublin City Council (DCC) refused planning permission for the proposed development on 11 February 2026. The refusal reason given is as follows:

**Refusal Reason No. 1:**

The proposed development would be contrary to the provisions of the City Development Plan 2022-2028 where the core principles of the Dublin Housing Strategy and Policy QHSN38 are to encourage the establishment of sustainable residential communities by ensuring a wide variety of housing typologies and tenures is provided throughout the city in accordance with the Housing Need Demand Assessment (HNDA). Furthermore, Section 15.14.3 Short Term Tourist Rental Accommodation of the Dublin City Development Plan 2022-2028 states that there is a general presumption against the provision of dedicated short term tourist rental accommodation in the city due to the impact on the availability of housing stock. It is considered that the applicant has not provided a sufficient justification for the provision of apartments for short term lettings at this location. The proposal would therefore be contrary to the provisions of Section 15.14.3 of the Development Plan, would create an undesirable precedent for similar type development and would be contrary to the proper planning and sustainable development of the area.

**3.2. Planning Authority Reports**

3.2.1. DCC Planner's Report notes the following in relation to the application:

- Notes that the upper floors were in use as offices (albeit vacant) prior to 2021 when it was converted to residential use as 5 no. apartment units.
- Site is zoned as Z5- City Centre land use zoning and falls within a special Conservation Area as per the Dublin City Development Plan 2022-28.
- Site is noted as to be located within Rent Pressure Zone
- Short-term letting/tourist accommodation is not listed as a permissible use or open for consideration use under Z5 land use zoning.
- DCC considered the justification provided by the applicant under Section 15.14.3 (Short Term Tourist Rental Accommodation) to be insufficient.

- Serious concerns raised in relation to the loss of 5 no. dwelling units in current housing crisis.
- Proposals are considered as contrary to the HNDA of Dublin City Development Plan.
- If permitted will result in undesirable precedent for similar development
- Site is not considered to have any physical constraints or environmental impacts such as noise.
- Apartment Standards allow for relaxation of standards in refurbishment schemes.

### 3.2.2. Other Technical Reports

- Drainage Section: No objection; subject to standard conditions
- Environmental Health Section: No objection; subject to standard dust, noise and emission conditions

### 3.3. Prescribed Bodies

TII – notes that Section 49 Luas Line Levy scheme is applicable for subject site.

### 3.4. Third Party Observations

None on file

## 4.0 Planning History

- 4.1. EXPP 2927/21 – Works **deemed exempt** (dated 04 September 2025) - Section 5 application for the addition of sit-down space consisting of tables and chairs (4sqm in area) to customers of the existing businesses on site under Section 4 (1) h of the Planning Regulations 2001, as amended on subject site. Total business footprint stated as c.172sqm consisting of c.82sqm ground and c.90sqm basement.
- 4.2. Reg. Ref. 2927/21 – Permission **granted** (dated 06 December 2021) for changes to front façade of building, comprising alteration to existing window openings at ground level to provide new entrance door and increase window size to existing ground floor

retail unit on subject site. The window size was reduced through further information request.

4.3. Following applications for similar developments were permitted in site vicinity

- Reg. Ref. WEB5614/25 – Permission **granted** (dated 06 May 2026) for change of use from retail/restaurant/office uses to retail/ hotel use at Nos. 59, 60 and 61 Dame Street and, Nos. 1 and 2 Eustace Street (Shamrock Chambers)
- EXPP 0012/25 – Works **deemed exempt** (dated 11 August 2025) for use of 12-13 Eustace Street, Dublin 2 as a DCEDIY International Protection Centre for women and children.
- ABP-304424-19 (Reg. Ref. 2312/19) – Permission **granted** (11 September 2019) for change of use of first, second and third floor of No.25 Eustace Street from offices/residential to short term let.
- Reg. Ref. 4491/19/X1 – Extension permission **granted** (16 Apr 2025) for change of use of ground, first, second and third floors to provide for a coffee shop, hotel bedrooms, kitchen and other associated rooms at No. 27 Eustace Street.
- Reg. Ref. 2201/17 – Permission **granted** (12 May 2017) for change of use of existing guest house into hotel (40 no. bedrooms) at 23-24, Wellington Quay, at Eustace Street and 19 Essex Street East, Dublin 2. (Eliza Lodge Guesthouse)

4.4. The following applications for similar developments were refused in site vicinity

- ACP-323570-25 (Reg. Ref. W EB2412/25) – Permission **refused** on appeal (10 February 2026) for retention of use for 10 no. apartments as short term lettings/tourist accommodation at Dublin Castle Suites, 1-3 Parliament Street, Dublin 2. The development was refused on grounds that the proposed use would be contrary to Section 15.14.3 (Short Term Tourist Rental Accommodation), contravene QHSN3 (Housing Strategy and HNDA) and Policy QHSN38 (Housing and Apartment Mix) of the Development Plan.
- ABP-300516-17 (Reg. Ref. 4008/17) – Permission **refused** on appeal (14 June 2018) for interior refurbishment and change of use of 1st floor from office use to 4 no. short term let bedrooms at The Green Building, 23/24, Temple Lane South, and 3/4 Crow Street, Dublin 2. The development was refused on consideration that that

the short-term letting use would result in potential noise and nuisance injuring residential amenities.

## 5.0 Policy Context

### 5.1. Dublin City Development Plan 2022-28

The subject site is zoned Z5 – City Centre with an objective to ‘To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity’. The site is located within Temple Bar area which is designated as a ‘mixed-use cultural quarter’ for the city and a special Conservation Area within the Development Plan. Eustace Street is designated as a Category 2 shopping street within the Development Plan. The following objectives are relevant to subject application:

- Policy QHSN3 (Housing Strategy and HNSA) encourages the establishment of sustainable residential communities by ensuring a wide variety of housing typologies and tenures throughout the city.
- Policy QHSN6 (Urban Consolidation) supports residential consolidation and sustainable intensification of existing housing stock and use of upper floors.
- Policy QHSN7 (Upper Floors) seeks to reverse the loss of residential use on upper floors and actively support proposals that bring upper floors into residential use to revitalise the social and physical fabric of the city.
- Policy QHSN38 (Housing and Apartment Mix) encourages wide variety of housing and apartment types, sizes and tenures in accordance with the Housing Strategy and HNSA with supporting community facilities and residential amenities.
- Policy CEE28 (Visitor Accommodation) applications for additional hotel, tourist hostel and aparthotel developments are required to have regard to existing character of the area such as local amenities, facilities, existing and proposed mix of uses, impact on wider objectives such as city centre social/cultural/economic functions, need to prevent unacceptable intensification of an activity, high quality designed for purpose spaces can generate activity.

- Policy CCUV18 (Residential Development) encourages more residential apartments through the reuse / retrofit of the upper floors of existing buildings. The use of upper floors for residential use is supported in principle on Category 1 and 2 Shopping Streets.
- Section 15.13.6 Living Over the Shop – actively encourage residential accommodation over existing commercial premises.
- Section 15.14.3 Short Term Tourist Rental Accommodation – ‘There is a general presumption against the provision of dedicated short term tourist rental accommodation in the city due to the impact on the availability of housing stock. Applications for Short Term Tourist Rental Accommodation will be considered on a case-by-case basis in certain locations that may not be suitable for standard residential development such as tight urban sites where normal standards or residential amenity may be difficult to achieve. Applications may also be considered in locations adjacent to high concentration of night / time noisy activity where standard residential development would be unsuitable.’
- Policy BHA9 (Conservation Areas)

Policies and Objectives regarding Temple Bar Cultural Hub

- Policy CU10 (Temple Bar Cultural Hub) to support the role of Temple Bar as cultural hub and to prevent the erosion of the range of cultural and artist facilities
- Objective CUO16 (Planning Applications within Temple Bar) developments that are in proximity to or that are deemed to directly impact on cultural or artistic facilities, must demonstrate how the development will not erode or restrict the functioning of such spaces.
- Objective CUO17 - Variety and Diversity of Retail of Temple Bar
- Objective CUO18 (Temple Bar as a Mixed-Use Cultural Quarter) – to maintain the role of area as a mixed use cultural quarter and avoid concentration of particular uses which would reinforce particular activities in the area to the detriment of the cultural, residential and social functions of the area.

## 5.2. **Ministerial Guidelines: Planning Design Standards for Apartments, Guidelines for Planning Authorities, 2025**

The Guidelines allows for relaxation of minimum open space requirements, minimum dual aspect ratios, minimum internal storage requirements and other standards for refurbishment schemes or urban infill schemes on sites of up to 0.25ha.

Section 6.1 states “Planning authorities are requested to practically and flexibly apply the general requirements of these Guidelines in relation to refurbishment schemes, particularly in historic buildings, some urban townscapes and ‘over the shop’ type or other existing building conversion or refurbishment projects, where property owners must work with existing building fabric and dimensions. Ultimately, Building Regulations must be complied with, and planning authorities must prioritise the objective of more effective usage of existing underutilised accommodation, including empty buildings and vacant upper floors.”

## 5.3. **Circular on Short-Term Letting and the Planning System - SPI, 01, 2026**

Statutory National-Level Planning Policy “In order to provide a clear policy rationale for future planning guidance on short-term letting, in April 2025 a Government decision set out a policy direction which proposes restricting, through a general presumption against granting planning permission, short-term letting in cities and larger towns with a population of more than 10,000 persons at the most recent Census. This policy direction currently forms the basis for the preparation of a draft NPS.

However, as part of this, it is intended that planning permission for short-term letting may be granted in limited circumstances within cities and larger towns, for example where such development would enable a viable ‘over the shop’ use or the refurbishment of a protected structure.”

## 5.4. **Natural Heritage Designations**

South Dublin Bay and River Tolka Estuary SPA (site code 004024) and North Dublin Bay Natural Heritage Area (site code 000206) are located c2.9km (east) of site.

## 6.0 EIA Screening

The proposed development does not come within the definition of a 'project' for the purposes of EIA, that is, it does not comprise construction works, demolition or intervention in the natural surroundings. Refer to Form 1 in Appendix 1 of report. The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended (or Part V of the 1994 Roads Regulations). No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of report.

## 7.0 The Appeal

### 7.1. Grounds of Appeal

This is a first party appeal against the decision to refuse issued by DCC. The grounds of appeal can be summarised as follows:

- Applicant has stated that the proposed change of use would be in line with Section 15.14.3 of the Development Plan.
- Existing facilities impacted by noise at street level, noise from air conditioning units and heat pumps.
- Location of the unit within proximity of a number of tourist attractions.
- Restricted open space provision, bike parking, waste storage facilities for residents – thereby do not meet the requirements for apartment standards.
- Property is mostly single aspect within a tight streetscape limiting light entering.
- Units have been fitted out in highest quality materials for short stay rental
- Surrounding commercial uses results in high levels of late-night noise, traffic and pedestrian noise.
- DCC noise mapping also shows subject site location as of high noise density area
- The building has been vacant office building for considerable period prior to its conversion to residential use in 2021.

- Applicant has set out a response addressing Guidance Note for Local Authorities for Regulating Short-Term Letting July 2019.
- Significant developments proposed/permitted within close vicinity of the site that would impact the viability of long-term residential use on subject site – DCC Reg. Ref. 0012/25 for International Protection Centre, DCC Reg. Ref. WEB2061/24 The Wellington Hotel, DCC Reg. Ref. 5614/25 Shamrock Chambers hotel use.

## 7.2. Planning Authority Response

None on file

## 7.3. Observations

None on file

## 8.0 Assessment

- 8.1.1. The subject appeal application seeks retention permission for the change of use from 5 no. residential apartment units to short-term letting/tourist accommodation use at the first, second and third floor levels of No.3 Eustace Street. Eustace Street is a primarily pedestrian street within Temple Bar cultural quarter area. The existing building is four storeys high over basement with existing retail use at ground and below ground levels. The upper floors of the building were previously in office use and was converted into residential apartments in 2021 under the Planning and Development Act (Exempted Development) Regulations 2018. On site visit, it was observed that the building is currently being used for short-term letting/ tourist accommodation.
- 8.1.2. Principle of development: The subject site is zoned Z5 'City Centre' in the Dublin City Development Plan 2022-28, with an objective "to consolidate and facilitate the development of the central area, and to identify reinforce, strengthen and protect its civic design character and dignity." Permissible uses include residential, bed & breakfast, hotel, aparthotel, and hostel (tourist). Although short-term rental accommodation is not listed as a permissible use or open for consideration use

under Z5 land use zoning, I consider the proposed short term letting/tourist accommodation use on subject site to be similar in character to the permissible uses listed for Z5 zoned lands and thereby not to conflict the principle of Z5 City Centre land use objective.

- 8.1.3. Policy on Visitor Accommodation: Policy CEE28 of the Development Plan governs the suitability for visitor accommodation applications. The applicant has not provided a specific response to this policy in the application or appeal documentation. I note several established and proposed tourist accommodation uses such as hotels, hostel accommodations, guest house, and bed & breakfast uses along Eustace Street. Objective CUO18 (Temple Bar as a Mixed-Use Cultural Quarter) of the Development seeks to protect the mixed-use nature of the site and avoid the overconcentration of certain uses in the area. The applicant has not provided any further details on the nature or management arrangements for the proposed short-term letting use on subject site. Given the scale of the existing tourist accommodation facilities on the street, I consider the proposed development to intensify short-term accommodation activities along the street and thereby impact the wider objectives to protect the vibrant range of uses here, contrary to the objectives of the Development Plan.
- 8.1.4. Restrictions on short-term letting: Section 15.14.3 of the Development Plan states a general presumption against the provision of dedicated short-term rental accommodation units due to the impact on the availability of housing stock in the city. If permitted, the development will result in the permanent loss of 5 no. residential units at this location. Section 15.14.3 of the Development Plan also state that such uses will be assessed on a case-by-case basis and allowed on restricted sites where normal residential standards or amenities cannot be achieved. Such restrictions can include physical constraints to the development of the site or proximity to nighttime noisy activities.
- 8.1.5. Suitability for long-term residential use: The appeal grounds state that the facilities are impacted by noise at street level, noise from air conditioning units and heat pumps at first, second and third floor levels which would impact long term renting (residential use) on subject site. The applicant has, however, not provided any expert evidence on the same or provided any reasonable justification on why noise insulation measures cannot be undertaken within the building. I did not observe any

significant noise related nuisance affecting internal areas of the building during my site visit conducted during daytime.

- 8.1.6. The appeal grounds also claim that there is restricted open space provisions, bike parking, waste or storage facilities available at the site and that the building will have restricted access to natural light to facilitate long term residential use at subject site. The Commission shall note that the Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025, allows for the relaxation of design standards, such as minimum private/communal amenity space, internal storage standards, and dual aspect requirements for refurbishment schemes and in smaller sites such as these with an area less than c.0.25ha. The upper floors do not have access to the basement and ground floor areas. There is currently no communal bin store areas or amenity areas for the residents of the building. However, I do not consider this to be unusual for an inner-city location.
- 8.1.7. The dimensions of the existing apartment units are broadly in compliance with the minimum floor area and design standards set under Specific Planning Policy Requirement (SPPR) 2 and Appendix 1 of the Planning Design Standards for Apartments- Guidelines for Planning Authorities, 2025. As discussed above the provisions of SPPR2 (Minimum Apartment Floor Areas) and SPPR 3 (Minimum Dual Aspect Ratios) allows general flexibility and relaxation of standards for refurbishment schemes. The applicant has therefore not been able to demonstrate satisfactorily that the subject building is not suitable for long term residential use. Overall, I do not consider the subject location unviable for long term residential use.
- 8.1.8. Accordance with Housing strategy and HNDA: In refusing the application on site the Planning Authority stated that the proposed development is contrary to the core principles of the housing strategy and Policy QHSN38 which encourages a variety of housing typologies and tenures. Currently the building provides for 5 no. 1 bed units within the upper floors. The subject building was converted into residential use in 2021 and thereby would have been considered as existing housing stock within the HNDA of the current Development Plan. The appeal ground has referred to a number of similar applications permitted in site vicinity to support its case. I would emphasise that each case is assessed on its individual merits and thereby are not directly comparable. In any case, I note that recent permissions on neighbouring sites such

as Reg. Ref. WEB5614/25, ABP-304424-19 (Reg. Ref. 2312/19) and Reg. Ref. 4491/19 shows the significant increase of short-term accommodation uses and narrowing variety of tenures in the area. I consider the long-term residential use on subject site to be necessary in maintaining the availability and variety of housing in the area which appears to be currently dominated by short-term tourist accommodation facilities.

- 8.1.9. Conclusion: There are several policies within the Development Plan that seeks to retain or bring upper floors into residential use and promoting residential use on the upper floors of commercial premises to revitalise the social and physical fabric of the city centre (Policies QHSN6 – Urban Consolidation, QHSN7- Upper Floors, CCUV18 - Residential Development and Section 15.13.6- Living Over the Shop). If permitted, I consider the permanent loss of long-term accommodation on the upper floors of No. 3 Eustace Street to have a detrimental impact on the quantity and variety of housing stock available at this location, through the loss of 5 no. units and by the precedent it will set for similar types of developments in city centre locations. As such I consider the proposed retention to be contrary to Section 15.14.3 of the Development Plan. It is recommended that permission be refused for the proposed retention of short-term letting use on subject site.

## 9.0 AA Screening

- 9.1. I have considered the proposed development in light of the requirements of S177U of the Planning and Development Act 2000 as amended.
- 9.2. The subject site is not located within a designated site, with the nearest site being South Dublin Bay and River Tolka Estuary SPA (site code 004024) and North Dublin Bay Natural Heritage Area (site code 000206) are located c.2.9km (east) downstream.
- 9.3. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could no have any effect on a European Site.
- 9.4. The reason for this conclusion is as follows:

- Scale and size of the proposed development within an existing urban setting.
- The lack of connections to the SAC.
- Connection to public water, drain and sewer.

9.5. 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 (under Section 177V of the Planning and Development Act 2000) is not required.

## 10.0 AA Screening

10.1. I have considered the proposed development in light of the requirements of S177U of the Planning and Development Act 2000 as amended.

10.2. The subject site is not located within a designated site, with the nearest site being North Dublin Bay (Site Code 000206) Natural Heritage Area and South Dublin Bay and River Tolka Estuary SPA (site Code 004024) located 2.4km northeast of site.

10.3. 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.

10.4. The reason for this conclusion is as follows:

- Scale and size of the proposed development within an existing urban setting.
- The lack of connections to the SAC.
- Connection to public water, drain and sewer.

10.5. 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 (under Section 177V of the Planning and Development Act 2000) is not required.

## **11.0 Water Framework Directive**

- 11.1. 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.
- 11.2. 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.
- 11.3. 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.
- 11.4. Accordingly, the proposed development is considered to be compliant with the requirements of Article 4

## **12.0 Recommendation**

- 12.1. I recommend that permission be refused for the reasons and considerations set out below.

## **13.0 Reasons and Considerations**

Having regard to the nature and scale of the proposed development, the proposed retention of 5 no. apartments for use as short-term letting/tourist accommodation, is considered to be contrary to the provisions of Section 15.14.3 (Short Term Tourist Rental Accommodation), the development is likely to detrimentally impact the variety of housing typologies and tenures available in the area contrary to Policies QHSN3 (Housing Strategy and HNDA) and QHSN38 (Housing and Apartment Mix) of the Dublin City Development Plan 2022-28. The proposed use would also be contrary to Policies QHSN6 – Urban Consolidation, QHSN7- Upper Floors, CCUV18 - Residential Development and Section 15.13.6- Living Over the Shop of the Development Plan that seeks to reverse the loss of residential use on the upper floors of commercial premises to revitalise the social and physical fabric of the city.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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.”

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Sandra Eapen

Planning Inspector

03 June 2026

### Appendix 1: Form 1 EIA Pre-Screening

<b>Case Reference</b>	PI-500953-DS-26
<b>Proposed Development Summary</b>	Change of use from residential to short term tourist rental accommodation
<b>Development Address</b>	<b>No. 3 Eustace Street, Dublin 2</b>
<b>IN ALL CASES CHECK BOX / OR LEAVE BLANK</b>	
<b>1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?</b>	<input type="checkbox"/> Yes, it is a 'Project'. Proceed to Q.2.
	<input checked="" 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)	

<b>2. Is the proposed 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. <b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b>	<b>State the Class here</b>
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
<b>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?</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. <b>No Screening required.</b>	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. <b>EIA is Mandatory. No Screening Required</b>	<b>State the Class and state the relevant threshold</b>
<input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.	<b>State the Class and state the relevant threshold</b>

<p><b>Preliminary examination required. (Form 2)</b></p> <p><b>OR</b></p> <p><b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b></p>	
<p><b>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)?</b></p>	
<p>Yes <input type="checkbox"/></p>	<p><b>Screening Determination required (Complete Form 3)</b></p>
<p>No <input checked="" type="checkbox"/></p>	<p><b>Pre-screening determination conclusion remains as above (Q1 to Q3)</b></p>

Inspector: Sandra Eapen

Date: 03 June 2026