



Inspector's Report

PL-500983-KE-26

| | |
|-------------------------------------|---|
| Development | Construction of a house extension, alterations to existing house and new wastewater treatment system. |
| Location | Blackwood, Robertstown, Co. Kildare. |
| Planning Authority | Kildare County Council |
| Planning Authority Reg. Ref. | 2560918 |
| Applicant(s) | Mairead Grogan |
| Type of Application | Permission |
| Planning Authority Decision | Refuse Permission |
| Type of Appeal | First Party |
| Appellant(s) | Mairead Grogan |
| Observer(s) | None |
| Date of Site Inspection | 13 th May 2026 |
| Inspector | Elaine Power |

Table of Contents

| | | |
|------|------------------------------------|----|
| 1.0 | Site Location and Description..... | 3 |
| 2.0 | Proposed Development..... | 3 |
| 3.0 | Planning Authority Decision | 3 |
| 4.0 | Planning History | 5 |
| 5.0 | Policy Context | 5 |
| 6.0 | EIA Screening | 7 |
| 7.0 | The Appeal..... | 7 |
| 8.0 | Assessment..... | 8 |
| 9.0 | AA Screening | 12 |
| 10.0 | Water Framework Directive..... | 13 |
| 11.0 | Recommendation | 13 |
| 12.0 | Reasons and Considerations | 13 |
| 13.0 | Conditions | 14 |

1.0 Site Location and Description

- 1.1. The appeal site is located c. 500m east of the village of Blackwood, Co. Kildare. The surrounding area is rural in nature, and the site is generally bound by open fields to the north, south and east and is bound to the east by a local road (L1019).
- 1.2. The appeal site is generally square in shape and has a stated area of 0.467 ha. It currently accommodates a vacant 2-storey detached house and a separate single storey garage. There is an existing access onto the L1019 and a gravel driveway. The sites boundary treatments generally comprise a low level wooden fence, trees and vegetation.

2.0 Proposed Development

- 2.1. The proposed development comprises the construction of a two storey rear extension, a two storey front extension and single storey side extensions to the existing two storey house. The proposed development includes alterations to the existing house comprising the removal of two storey gable end front projections to existing house, extended parapet walls and cappings to existing wall plate level to existing house, amendments of existing side fenestrations with new doors and windows at ground and first floor level, nappe plaster band details around all doors and windows and the removal of front stone and brick façade with replacement nappe plaster.
- 2.2. The proposed development also includes the installation of new secondary effluent treatment system and all associated site works.

3.0 Planning Authority Decision

3.1. Decision

Permission was refused for the following reason.

The proposed development, by reason of its design, excessive mass and scale, would significantly increase the building's overall bulk in a manner that is visually intrusive and incompatible with the established rural character of the area, particularly as guided by the Rural House Design Guide. The proposal is therefore considered to contravene Objective HO O6, as well as the principles set out in Section 15.4.12 and Appendix 4 (Rural House Design Guide) of the Kildare County Development Plan

2023–2029. If permitted, the development would set an undesirable precedent for similar inappropriate forms of development and would thus be contrary to the proper planning and sustainable development of the area.

3.2. **Planning Authority Reports**

3.2.1. ***Planning Reports***

The Planners Report dated 1st October 2026 considered that the proposed extension was inappropriate and excessive in terms of its scale and design. Six items of further information was sought regarding. These are summarised below.

1. Submit a revised design which reduces the scale and bulk of the proposed extensions.
2. Clarify all the amendments / discrepancies between the development approved on site under Reg. Ref. 99/1401 and what was constructed on site and what is proposed.
3. Confirm the proposed method of water supply.
4. Confirm if the site characteristic form pertains to the proposed development and correct if necessary.
5. Indicate on a Site Layout Plan (1:500 scale) the exact location and extent of all wastewater treatment systems, streams/ditches and wells that are on, bordering, or adjacent to the site.
6. Revised drawings.

The Planners report dated 29th January 2026 considered that the applicant had not adequately addressed item no. 1 of the further information request and recommended that clarification of further information be sought. This is summarised below.

1. There are concerns regarding the scale, mass, bulk and detailed design of the proposed development in its current form. In the context of the Rural Design Guide, Appendix 4 of the Kildare County Development Plan 2023-2029, in particular Section 8 which refers to Extensions and Section 5 Architectural Elements, the Planning Authority has concerns regarding the mock-Georgian design ethos of the proposed development and its incongruity to the rural area. The Applicant is invited to reconsider the design approach to the proposed development

The Planners Report dated 23rd February 2026 considered that the applicant had not adequately addressed the concerns raised in the clarification of further information and recommended that permission be refused for the reason outlined above.

3.2.2. **Other Technical Reports**

Maynooth Area Engineer: Report dated 15th September 2025 states that there is no objection to the proposed development subject to conditions.

Environment Section: Report dated 17th September 2025 considered that there was insufficient information to assess the application and recommended that further information be sought regarding (1) water supply, (2) clarification that the site characterisation form relates to the proposed development, (3) details of the wastewater treatment system and (4) additional drawings. These items formed part of the further information request issued by the Planning Authority.

The report dated 16th January 2026 stated that there is no objection subject to conditions.

Water Services Department: Report dated 14th August 2025 states that there is no objection to the proposed development subject to a standard condition.

3.3. **Prescribed Bodies**

None

3.4. **Third Party Observations**

None

4.0 **Planning History**

Reg. Ref. 99/1401: Permission was granted in 2000 for the construction of a two storey house, a single storey garage and a septic tank.

5.0 **Policy Context**

5.1. **Kildare County Development Plan 2023 - 2029**

The appeal site is located in the open countryside and is not zoned.

Policy HO P27: Require all applications to demonstrate, to the satisfaction of the Planning Authority that the proposed development site can accommodate an on-site wastewater treatment system in accordance with the EPA Code of Practice for Wastewater Treatment Systems for single houses (2021), the County Kildare Groundwater Protection Scheme, and any other relevant documents / legislation as may be introduced during the Plan period.

Objective HO O6: 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.

Objective HO O48 Encourage the appropriate re-use and adaptation of the existing rural residential building stock as a sustainable alternative to new build.

Appendix 4: Rural House Design Guide

Section 8 states that a good extension should be subservient to the main dwelling i.e. extensions should be so designed that they look like extensions rather than a new house attached to an old house.

Key considerations:

- Proposals for extensions to vernacular structures need careful consideration.
- Design should respect but not imitate the original dwelling.
- Design the extension to be subservient to the main dwelling. i.e., smaller in scale / height.
- Clearly distinguish the extension from the original dwelling. –
- Break down massing of structures if an extension has a larger floor area than the original footprint.
- Use narrow plan elements to break down the massing.
- The shape of larger extensions should ensure that the structure appears subservient to the main dwelling.
- The dwelling should be accessible for those with moderate mobility difficulties and for occupants as they age.
- Allow for the internal layout to be adaptable to facilitate the changing needs of occupants.
- When choosing a site for a dwelling, consider whether the site has capacity to accommodate a future extension if required.

5.2. ***EPA Code of Practice Domestic Wastewater Treatment Systems, 2021***

This document provides guidance on the site characterization, design, operation, and maintenance of domestic wastewater treatment systems.

5.3. **Natural Heritage Designations**

The appeal site is not located within or immediately adjacent to a designed area.

6.0 **EIA Screening**

6.1. 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.

7.0 **The Appeal**

7.1. **Grounds of Appeal**

The grounds of the first party appeal against the Planning Authority's reason for refusal are summarised below.

- The existing house has a vernacular architecture which was dominant in Kildare in the 1990's and 2000's. The proposed extension was designed to reflect the existing house.
- There are no immediate neighbours that would be impacted by the proposed development.
- The landscaping proposals would mitigate against any visual impacts.
- The applicant has a large family that needs to be accommodated in the house. This was not given adequate consideration by the Planning Authority.
- Section 15.4.12 of the Development Plan allows for homeowners to personalise and enhance the appearance of a dwelling. The needs and wants of the applicant must be taken into consideration when assessing an application.
- The proposed development can be granted permission without setting a precedent due to its unique location and the proposed landscaping plan.

7.2. **Planning Authority Response**

None

7.3. **Observations**

None

8.0 **Assessment**

8.1. Having examined the appeal details and all other documentation on file, including all of the submissions received in relation to the appeal, the report of the local authority and inspected the site, and having regard to relevant policies and guidance, I consider that the substantive issue in this appeal relates to the following:

- Design Approach
- Wastewater Treatment

8.2. In the interest of clarity my assessment relates to the development submitted by way of clarification of further information.

Design Approach

8.2.1. The Planning Authority's reason for refusal considered that the design, excessive mass and scale of the extension would significantly increase the building's overall bulk in a manner that is visually intrusive and incompatible with the established rural character of the area, particularly as guided by the Rural House Design Guide. The proposal was considered to contravene Objective HO O6 and the principles set out in Section 15.4.12 and Appendix 4 (Rural House Design Guide) of the Kildare County Development Plan 2023–2029.

8.2.2. The proposed development relates to extensions and alterations to an existing house in the rural area outside of the village of Blackwood, Co. Kildare. Permission was granted for the existing house in 2000, under Reg. Ref. 99/1401. Therefore, the existing house was constructed c. 20 years ago. The house is current vacant and the windows boarded up. The house is set back c. 55m from its boundary with the public road (L1019). Due to existing vegetation along the L1019 and the set back from the public road the house is not highly visible from the surrounding road network.

- 8.2.3. The existing house has a stated area of 176sqm. The drawings submitted with the application indicate that the existing house comprises kitchen, dining room, utility room lounge and study at ground floor level and 4 no. bedrooms and a bathroom at first floor level with associated circulation spaces. The house is predominately finished in render with red brick elements around the windows and doors. There are two projecting features on the front elevation of the house, which have pitched roofs and are finished in natural stone.
- 8.2.4. The proposed development as submitted by way of clarification of further information comprises the construction of a two storey rear extension, a two storey front extension and 2 no. single storey side extensions to the existing house. The rear extension extends the full width of the existing house (c. 11.6m) and projects c. 9m from the existing rear building line. Therefore, the rear extension would have a floor area of c. 104sqm at each level (c. 208sqm). The rear extension has a pitched roof with a maximum height of c. 7.7m which is c. 0.8m lower than the ridge of the existing house (8.5m). The rear extension is located a minimum of 9m from the sites rear boundary and the side extension is located a minimum of c. 11m from the sites eastern boundary.
- 8.2.5. The single storey (south-eastern) side extension is c. 6 m in width by 8.6m in depth (51.6sqm) and is located c. 13m from the sites boundary. The single storey (north-western) side extension is c. 5.5m in width by 6m in depth (33sqm) and located c. 5m from the existing detached garage. Both side extensions have pitched roofs with a maximum height of c. 4.8m in height. The window size and position of the front elevation of the side extensions match those of the existing house.
- 8.2.6. The proposed development also includes a minor front extension. The existing house has a staggered front building line with the central element, with the front door, set back from the front building line. The proposed front extension extends the central element of the front building line forward by c. 0.6m, to provide a projecting feature.
- 8.2.7. The drawings submitted state that the proposed extensions would increase the floor area of the existing house (176sqm) by c. 285sqm to provide a c. 461sqm house. The extensions would result in internal modifications to the layout of the house. The ground floor has a stated area of c. 270sqm and would accommodate an open plan kitchen / living / dining room, a separate dining room, utility room, sitting room, guest bedroom office and store. The first floor level has a stated area of 191sqm and would accommodate 6 no. bedrooms 3 no. ensuites and a bathroom. The master bedroom includes a walk in wardrobe and a bathroom.

- 8.2.8. The proposed development also proposes minor amendments to the external appearance of the existing house, including the removal of the red brick features around the windows and doors and the removal of the natural stone from the front elevation of the house and the replacement with a render finish. I have no objection to the proposed external finishes and consider them acceptable at this location
- 8.2.9. Objective HO O6 of the Development Plan aims 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. Section 15.4.12 of the Development Plan sets out a number of criteria for extensions to dwellings. It notes that the extension should be sensitive to the appearance and character of the house and the local area; 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; and the design and scale should have regard to adjoining properties. Appendix 4 (Rural House Design Guide) sets out similar key considerations for residential extensions including that the design should respect the original dwelling, be subservient to the main dwelling, clearly distinguish the extension from the original dwelling.
- 8.2.10. It should be noted that the existing house is a relatively modern development and not a vernacular building. As noted above the appeal site is located within the rural area with no immediate neighbours. Given the location of the site, I am satisfied that it would not negatively impact on any existing residential amenities.
- 8.2.11. The character of the area is rural in nature, with low density housing along the local road networks. The existing housing stock in the area is varied in architectural design and scale and includes single storey cottages and larger two-storey houses. The site is located c. 500m from the village of Blackwood which also provides a variety of house types. As this development is for extensions and alterations to an existing house and having regard to the variety of house styles and sizes in the immediate vicinity of the site, it is my opinion that proposed development would not result in a dwelling that was out of character with the surrounding area. Therefore, I am satisfied that the proposed development would not contravene Objective HO O6 of the Development Plan.
- 8.2.12. The two storey rear extension (c. 208sqm) forms a significant portion of the overall extension. This extension is to the rear of the existing house and sits below the ridge of the existing house and, therefore, would not be visible from the public road. The

side extensions are both single storey and in my view are subservient to the main dwelling. It is acknowledged that the proposed extensions would significantly increase the size of the existing house (461sqm). However, having regard to the size of the site (0.467 ha), the rural location and the set back from the public road and site boundaries, I am satisfied that the extended house is proportionate to the site and can be absorbed within the wider landscape without significantly impacting on the visual amenities of the area. Therefore, I am satisfied that the proposed extensions and alterations are in accordance with Section 15.4.12 and Appendix 4 (Rural House Design Guide) of the Development Plan.

- 8.2.13. It is also noted that the existing house is vacant and that the redevelopment of the site would be in accordance with Objective HO O48 of the Development Plan to encourage the appropriate re-use and adaptation of the existing rural residential building stock as a sustainable alternative to new build.

Conclusion

- 8.2.14. Overall, I am satisfied that the design of the extensions and alterations to the existing vacant house would integrate appropriately into the rural context and is, therefore, in accordance with the provisions of Objective HO O6, Objective HO O48, Section 15.4.12 and Appendix 4 (Rural House Design Guide) of the Kildare County Development Plan 2023 -2029.

8.3. **Wastewater Treatment**

- 8.3.1. The proposed development includes the installation of new secondary effluent treatment system. The Planning Authority's raised no concerns regarding the treatment of wastewater. However, Policy HO P11 of the Development Plan requires that all appropriate environmental assessments be carried out for proposals for dwellings in the countryside outside of settlements. There is an existing septic tank on site to serve the existing dwelling, however, as the proposed development includes a new wastewater treatment system it is considered appropriate that wastewater disposal be considered as part of my assessment.
- 8.3.2. It is proposed to install a secondary wastewater treatment system c. 14m from the house, in the location of the existing septic tank, which is to be removed. Wastewater from the system would be pumped to the infiltration area via a rising main pipe which would evenly distribute effluent over an 135sqm area in a bed of stone. Table 6.2 of the 'EPA Code of Practice for Waste Water Treatment and Disposal Systems Serving Single Houses' sets out minimum separation distances to a variety of feature and notes that the separation distances should

be increased where possible. The proposed system exceeds the minimum recommended separation distances set out in the EPA Code of Practice.

8.3.3. The Site Suitability Assessment Form notes that there is nothing on site to suggest poor soakage. The assessment states that the house would have a PE of 9. The trial hole for the house was 2.1m deep and recorded Clay with few cobbles and low sand over gravely silt with few cobbles. The water table was not encountered. The information provided indicates that the site is suitable for the installation of an on-site domestic wastewater treatment system.

9.0 AA Screening

9.1. I have considered the appeal in light of the requirements of Section 177U of the Planning and Development Act 2000, as amended.

9.2. The proposed development is located on in the rural area c. 500m east of the village of Blackwood, Co. Kildare. The development comprises extensions and alterations including a new wastewater treatment system to an existing house. There are no designed sites within the vicinity of the appeal site. The closest European Sites, that form part of the Natura 2000 Network are Ballynafagh Bog SAC (000391) located c. 1km east of the appeal site, Ballynafagh Lake SAC (001387) located c. 1.5km north east of the appeal site.

9.3. Having considered the nature, scale and location of the proposed development I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.

9.4. The reason for this conclusion is as follows:

- The nature and scale of the proposed development.
- The absence of any surface water feature in the vicinity of the appeal site and the distance from nearest water body.
- The distance to the nearest European Site, and
- The lack of a direct hydrological or ecological pathway to a European Site.

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.

- 9.6. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) under Section 177V of the Planning and Development Act 2000 is not required.

10.0 **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, together with relevant guidance published by the Environmental Protection Agency (Ireland), including applicable codes of practice for the protection of water quality.
- 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. The proposed development has been designed in accordance with EPA codes of practice and best practice guidance, ensuring that appropriate measures are incorporated to prevent pollution, control runoff, and protect both surface water and groundwater receptors.
- 10.4. Furthermore, the development will not adversely affect the achievement of established environmental objectives, including the maintenance or attainment of Good Ecological Status/Potential and Good Chemical Status, as required under the Directive.
- 10.5. Accordingly, the proposed development is considered to be compliant with the requirements of Article 4

11.0 **Recommendation**

- 11.1. It is recommended that permission be granted subject to conditions.

12.0 **Reasons and Considerations**

Having regard to Objective HO O6 and the provisions of Section 15.4.12 and Appendix 4 (Rural House Design Guide) regarding residential extensions and Objective HO O48 to encourage the appropriate re-use and adaptation of the existing rural residential building

stock as a sustainable alternative to new build of the Kildare County Development Plan 2023 - 2029, the surrounding rural context, the size of the site, the existing pattern of development in the area and the nature and scale of the proposed development it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable and would not seriously injure the residential or visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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 by the further plans and particulars received by the planning authority on the 7th day of January 2026 and on the 31st day of January 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. The existing dwelling and garage and the proposed extension shall be jointly occupied as a single residential unit and the proposed extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

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

3. The site shall be landscaped as per the Site Layout Plan submitted with the application on the 14th August 2026. The landscape scheme shall be carried out within the first planting season following substantial completion of external construction works. The existing hedgerow and trees at the sites boundaries shall be retained and maintained.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next

planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity and integrating the development into the landscape.

4. Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

5. a) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on [date] and shall be in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021.
(b) Treated effluent from the system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled “Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)” – Environmental Protection Agency, 2021.
(c) Within three months of the occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

Reason: In the interest of public health and to prevent water pollution

6. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

7. 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.

Elaine Power

Senior Planning Inspector

21st May 2026

Appendix 1: EIA Pre-Screening

| | |
|---|--|
| Case Reference | PL-500983-KE-26 |
| Proposed Development Summary | Construction of a house extension, alterations to existing house and new wastewater treatment system |
| Development Address | Blackwood, Robertstown, 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. | |
| <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 checked="" type="checkbox"/> | Pre-screening determination conclusion remains as above (Q1 to Q3) |

Inspector: _____

Date: _____