



An
Coimisiún
Pleanála

Inspector's Report PL-501190-TY-26

Development	PROTECTED STRUCTURE: change of use of a 3-storey house with an existing commercial premises on the ground floor from a single residential dwelling to multiple residential units.
Location	Rohan's, 5 Church St., Cloughjordan Co. Tipperary
Planning Authority	Tipperary County Council
Planning Authority Reg. Ref.	2560611
Applicant(s)	Grainne O'Higgins
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Risteárd Mac Uilliam
Observer(s)	None
Date of Site Inspection	23 rd July 2026
Inspector	Caryn Coogan

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1.0 Site Location and Description

- 1.1. Cloughjordan is a small rural town in North Co. Tipperary. The site is located in the northwestern part of the county in close proximity to Lough Derg and Co. Offlay. The subject site is located in the heart of the town on Church Road, which is the main road to Nenagh (Regional Road R491).
- 1.2. The site is 0.040hectares. There is a three-storey mid terrace building on the site, (178sq.m.) The building is a protected structure. It is positioned on the eastern side of Church Street opposite, St. Kieran's Church.
- 1.3. The ground floor includes an old traditional shopfront, 'Rohan's, access to the upper floors (residential) and a timber gate to the rear of the building. The two upper floors are residential.
- 1.4. It is a three bay vernacular style urban town house, which contributes significantly to the streetscape qualities of Church Street and seen in photo plates 1,3 and 6.

2.0 Proposed Development

- 2.1. Change of use of a 3-storey terraced house with an existing commercial premises on the ground floor from a single residential dwelling to multiple residential units. Proposed works include a new shopfront, new windows and doors, a new kitchen and bathroom and new rooflights. The house is a Protected Structure.
- 2.2. The planning application documents include an Architectural Impact Statement.

3.0 Planning Authority Decision

3.1. Decision

Tipperary Co. Co. Decided to Grant planning permission on 23rd of March 2026 subject to 10No. conditions a number of which were site specific relating the protected structure and the use of the building.

Condition 2.

(a) The development hereby permitted shall be used solely for the purposes detailed in the approved plans and particulars. No further change of use shall take place

without a prior grant of Planning Permission, (notwithstanding the exempted development provisions of the Local Government (Planning and Development Regulations 2001, as amended).

(b) The ground floor commercial unit shall be used solely as an art studio. The installation and use of ceramic kilns for processing of materials is expressly omitted from this grant of planning permission.

Reason: In the interest of proper planning and sustainable development

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The site is located within the development boundary of Cloughjordan, a designated 'Service Centre' in the Tipperary County Development Plan 2022-2028. Having regard to this and the pattern of development in the surrounding area, the principle of the proposal for an additional residential unit at this location is considered to be acceptable.
- There is no proposal for a change of use of the small retail unit. However, it is considered appropriate to seek further information from the applicant in relation to the intended use of this unit.
- The current planning application relates to a mid-terraced property within the Cloughjordan Architectural Conservation Area (ACA). The property is within a terrace (No. 1 – 5 Church Street) which is a Protected Structure (ref: TRPS592), as per the Tipperary County Development Plan 2022-2028.
- The property is listed on the NIAH (ref. 22304010) and is of regional importance.
- The proposal does not include private amenity space for the intended occupiers of Apartment 2 (at first floor level). This is considered to be acceptable given that SPPR2 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024 allows for a relaxation of private open space for building refurbishment schemes and urban infill schemes.

- The Planning Authority has examined the Architectural Heritage Impact Assessment (AHIA) and note that same does not contain a record of the building prior to the undertaking of recent works and does not contain a schedule of works completed to date. The impact of the works undertaken to the date on the character and special interest of the protected structure is not clear and the planning status of the works is not confirmed.
- Following receipt of information relating to an Architectural Impact Report.

3.2.2. **Other Technical Reports**

- Architectural Conservation Officer –

In principle, the proposed refurbishment of the subject property for multi-unit residential and limited commercial use represents a proportionate and appropriate means of retaining much of the notable, surviving fabric as well as the continued positive contribution made by the building to the historic character of the surrounding area. The appropriate use proposed for the site should facilitate ongoing inspection and timely maintenance of the building, thereby ensuring its sustainability.

Further Information from the applicant to include:

Preparation by a suitably experienced conservation professional of an architectural heritage impact assessment of proposed works to the site to include the following items:

- a. detail of the categories of special interest of the existing site,
- b. description and recording the existing site,
- c. schedule of all works that will have a material impact on the historic fabric or character of the site and any conservation works to retained fabric as part of the overall proposed development,
- d. assessment of the impacts of the proposed development,
- e. suggested mitigation measures for any negative impacts identified

3.3. Prescribed Bodies

There were no submissions from the Prescribed Bodies.

3.4. Third Party Observations

The neighbour at No. 6 Church Street objected to the proposed development on the similar grounds to the content of the appeal.

Conservation

Architectural Integrity

Residential Amenities

Parking

Hazards of ceramics

4.0 Planning History

There is no relevant planning history.

5.0 Policy Context

5.1 Development Plan

Tipperary County Development Plan 2022-2028

The site is located within the development boundary of Cloughjordan, a designated 'Service Centre' in the Tipperary County Development Plan 2022-2028.

Section 5.5

Support and facilitate the delivery of new residential development in towns and villages and where the applicant has demonstrated compliance with the following:

a) New residential development shall meet the relevant Development Management Standards as set out in Volume 3.

- b) New residential developments of 10 or more units shall be accompanied by a 'Sustainability Statement', and a 'Statement of Housing Mix'.
- c) New development shall be of an appropriate density and quality in accordance with the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, (DHLGH, 2009), and any amendment thereof, and shall demonstrate that all opportunities for connectivity and linkages have been explored and incorporated in accordance with the 10-Minute Town concept and supporting active travel options.
- d) Residential development in rural settlements shall be appropriate to the scale, character and infrastructural capacity of the settlement in which it is to be located.

Volume 2 Settlement Guide and Settlement Plans - Cloughjordan

SO1: To seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.

SO5: To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

SO6: To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.

SO8: To protect the designated Architectural Conservation Area and ensure the use of quality building materials and best conservation practice in relation to protected structures and buildings within the Architectural Conservation Area.

5.2 Natural Heritage Designations

The proposed site is not located within a designated site.

The nearest designated sites are listed below:

- Scohaboy (Sopwell) Bog SAC (site code: 002206) & NHA (site code: 000937) are located approximately 2.5km north.
- Ballintemple Bog pNHA (site code: 000882) is located approximately 5km southeast.

- Lough Nahinch pNHA (site code: 000936) is located approximately 5.5km northeast.
- Cangort Bog NHA (site code: 000890) & SAC (site code: 000585) is located approximately 8km northeast.

6.0 EIA Screening

The proposed development does not come within the definition of a 'Project' for the purposes of EIA. The development is not a class specified in Part 1, Schedule 5 or 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. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required. I refer the Commission to the EIA pre-screening form contained in Appendix 1 of this report

7.0 The Appeal

7.1. Grounds of Appeal

The third-party appeal is from the neighbouring resident at 6 Church Street. The appeal includes a lot of the content that is not relevant to planning. I intend summarising the relevant planning issues arising in this section.

- There has been no planning permission sought for the substantial works undertaken on the site prior to the planning application. These works contravene Sections 151 and 152 of the *Planning and Development Act 2000*.
- Extracts from the Royal Institute of Architects Ireland has been quoted at length in terms of permission to carry out works to a Protected Structure, Responsibility for a Protected Structure. It is claimed a new limecrete floor has been installed without planning permission. The modern materials used are not in keeping with the original structure. There is no photographic evidence of the interior before the works were carried out.
- There was no Conservation Architect to advise on the works prior to the commencement of works to the interior. This is a serious neglect considering

the sensitive and complex nature of the proposed development. There is a difference between a Conservation Architect and an architect accredited in conservation at Grade 3 level.

- There is information provided in respect of the RIAI Conservation Accreditation System. The agent for the planning application is not a Conservation Architect.
- Electricity supply to the subject site is from the neighbouring house at No. 6, with photographic evidence supplied.
- No evidence of 2026 Fire Escape/ Fire Alarm plans for proposed apartments.
- The sewage treatment plant is at maximum capacity in the village. The multiple housing units are new developments and will increase the strain on the local sewage treatment plant. When the site was previously occupied by two persons it frequently became blocked up. The proposed development will make the situation on site worse.
- The proposed changes to the protected structure change the character of the building from a family home with a grocery store into a tenement like building., and this is inconsistent with the character of the neighbouring buildings.
- The increased footfall within the multioccupancy development in the protected structure, will exacerbate the already existing nuisance parking problems. Clear access is needed in case of medical emergencies and parking outside of No. 5 has been an ongoing problem.
- The applicant verbally stated that she wanted the current tenant (an Elderly lady) to have a new access point through the front gateway to her existing accommodation on the ground floor, and a new entrance to the rear of the property. This would consist of alterations to the protected structure. It is not an ideal situation for an elderly lady and her visitors having to resort going through a gateway with no lighting in the right of way to access her accommodation. The appellant parks her car in the driveway of the right of way. It would be unsafe and dangerous for an elderly lady and her visitors to have to negotiate this aspect every time she wants to go in and out of her accommodation.

- The proposed new entry to the rear of the property would give rise to privacy issues. Their shed door faces the right of way.
- Some revised plans in the further information involve their property and no permission has been sought for those.
- With reference to the proposed art studio, there is still no information in the planning application. It is not an existing art studio it is an empty space. The ground floor space in the shop has not been used for over five years. The applicant is a ceramic artist. Evidence would suggest the applicant is planning on using the room to fire her ceramic pieces. There are hazards associated with ceramic art. There will be ventilation extractor type fans for harmful fumes, and the only place for these would be on the front façade of the protected structure, which would be detrimental to the character of the protected structure.
- An industrial kiln which is used in the firing process of ceramics are highly toxic to the environment and neighbours. There is AI generated information provided regarding Raku firing, ceramic art, clays, glazes, hazards, lead leaching, and other leachable metals.
- There are major works proposed to the protected structure. Works have already been undertaken to alter the protected structure without planning permission.

7.2. Applicant Response

There was no further response from the applicant.

7.3. Planning Authority Response

There was no response from the planning authority.

8.0 Assessment

- 8.1. I have examined the planning application, the appeal file and inspected the site. I intend examining the appeal under the following headings:

- Conservation Issues
- Residential Amenity
- Other Issues

8.2 Conservation Issues

8.2.1 The subject site is protected structure, TRPS592 (part of 1-5 Church Street, a single protected structure including multiple properties). The Conservation Officer in the County council presented a very informative report on the 13th of December 2025. The key issues arising from the report are as follows:

- Although altered with addition of the rear extension in the early to mid twentieth-century, the building retains much of its late eighteenth or early nineteenth-century external scale and detail is still legible as an element of the west-facing terrace it forms part of.
- Originally constructed as part of a military barracks and converted at an early period to domestic accommodation, this site contributes to understanding of the development of the historic town.
- Replacement of historic plaster ceilings or joinery detail and interference with historic floor timbers to insert new services may have resulted in material changes to historic fabric of note within the building interior. No interior record of building prior to recent works has been provided.
- No schedule of works completed to date is provided except for indirect references to new limecrete floor and removal of dry-lining in building description. Proposed works are described in AHIA and well-detailed on survey and proposal drawings. No detail is provided for proposed new timber sliding sash windows, or doors to replace existing uPVC frames on the site.
- The proposed works will have no negative impacts or else a low or medium magnitude of negative impact on the historic fabric and/or character of the site. Alterations are acknowledged as being predominantly improvements to existing, inappropriate external wall and window fabric as well as relatively minor internal changes to facilitate an appropriate new use of the site.

- Notwithstanding the apparent unauthorised commencement of works to the subject site that may or may not have resulted in the loss or material alteration of surviving historic fabric, the proposed development is considered to offer a positive proposal to:
 - (i) reinstate an appropriate external wall surface treatment in place of the existing cement render on the front elevation;
 - (ii) retain and repair, where necessary, the historic lime rendered surface to the rear elevation;
 - (iii) provide appropriate timber sash windows to the front elevation which will enhance the existing character of the architectural conservation area if sensitively designed and executed.

8.2.2 The Conservation Officer, who is the professional adviser on these matters within the local authority stated the proposed use and arrangement of the existing site to comprise two separate residential units is acceptable in principle from an architectural heritage perspective, as the planned use requires relatively few alterations to the historic, internal layout of the building. I would agree with this conclusion. The internal alterations to the existing floors over three stories, is minimal. The residential use is compatible with the existing and adjoining uses. The small art studio is compliant with primary use of the building.

8.2.3 In the Conservation Officer's Report there was a set of conditions recommended that were not included in the final schedule of conditions in the planning authority's decision to grant planning permission. A number of the conditions would address the concerns expressed by the third party regarding the material alteration of the protected structure. In the event, the Commission is favourably disposed towards the proposal, I would recommend the conditions outlined in the Conservation Officer's report be attached.

8.3 **Residential Amenity**

8.3.1 The existing use of the site is predominantly residential use. The proposal results in a residential unit on the ground floor and an new residential unit the first and second floor of the building. There are no extensions proposed which would result in loss of privacy or overshadowing.

8.3.2 The vehicular access on the site, from Church Street, is located along the southern elevation. The third-party appellant has a right of way over this section of the site. Although she is concerned about her privacy being impacted upon regarding a room which is a small storage/ utility building facing directly onto the right of way, this is not main living area associated with her dwelling. The pedestrian access to the rear of the subject site exists from this section of the subject site. It is accepted the access to the ground floor residential unit will now be from the rear of the site, however, there is an existing pedestrian opening from the right of way. It will not materially impact on existing residential amenity.

8.3.4 I consider the third-party concerns regarding the negative impact on existing residential amenities to be unfounded. I consider the introduction of a residential unit on the upper floors, will be an enhancement to the town centre of Cloughjordan and provide much needed residential accommodation in line with the residential policies of Tipperary County development Plan 2022-2028.

8.4 **Other Issues**

8.4.1 In terms of parking and traffic, the engineering department of the County Council stated, there would be no impact on the road network as a result of the proposed development. There is a footpath fronting the site. There is no parking provision along the street, therefore any parking associated with the new residential unit would be located elsewhere in the town centre. I note there was no development contribution condition included. I would recommend in line with the Development Contribution Scheme that a condition is attached requiring a contribution towards public infrastructure.

8.4.2 In terms of the Art Studio, the planning authority are responsible for the alleged unauthorised change of use. I saw no evidence on site that the ground floor is currently being used as an art studio. Planning enforcement is beyond the remit of the Commission. The issues raised in the appeal regarding the alleged hazards of ceramic making are not considered to be relevant in planning terms. The planning drawings state 'Art Studio' only. There are no further details regarding the use of the room. The appellant is speculating on the future use of the room, the installation of a kiln, an alleged potential health and safety concerns. Condition 2

(b) states '*The ground floor commercial unit shall be used solely as an art studio. The installation and use of ceramic kilns for processing of materials is expressly omitted from this grant of planning permission.*' This condition should be supported by the Commission.

- 8.4.3 The proposal does not include private amenity space for the intended occupiers of Apartment 2 (at first floor level). This is considered to be acceptable given that SPPR2 of the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024* allows for a relaxation of private open space for building refurbishment schemes and urban infill schemes.
- 8.4.4 The subject site is served by public infrastructure. It is considered a condition pertaining to a connection agreement with Uisce Éireann is standard. There was no submission from the relevant body stating there was a lack of capacity at the Cloughjordan sewage treatment plant. I accept that the appellant has expressed concerns regarding capacity at the plant to facilitate the additional apartment. However, this issue will be addressed by the relevant body when the applicant applies for connection to come.

9.0 AA Screening

- 9.1. Having regard to the proposed development which involves the change of use of an existing terraced building in the town centre, with no construction additions to the existing built envelop on the site in Cloughjordan town and on zoned lands. The nearest European Site is Scohaboy (Sopwell) Bog SAC (site code: 002206) & NHA (site code: 000937) are located approximately 2.5km north. It is concluded that no Appropriate Assessment issues arise as the proposed development would not be likely to have a significant impact individually or in combination with other plans or projects on a European site.

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

The nearest designated sites are listed below:

- Scohaboy (Sopwell) Bog SAC (site code: 002206) & NHA (site code: 000937) are located approximately 2.5km north.
- Ballintemple Bog pNHA (site code: 000882) is located approximately 5km southeast.
- Lough Nahinch pNHA (site code: 000936) is located approximately 5.5km northeast.
- Cangort Bog NHA (site code: 000890) & SAC (site code: 000585) is located approximately 8km northeast.

The proposed development comprises the partial change of use of an existing building from 'residential and shop' to 'an art studio, and an additional residential unit within the existing building envelop. No nature conservation concerns were raised in the planning appeal. 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.

The reason for this conclusion is as follows:

- The simple nature and limited scale of the proposed works.
- The distance from the nearest European site and lack of connections.
- The outcome of the screening report/determination by Tipperary County Council.

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 Water Framework Directive

10.1. The subject site is in a serviced urban area and is to connect to the existing sewer network. The area in which the site is located is categorised red on Uisce Eireann's Wastewater Treatment Capacity Register, indicating there is no available spare capacity within the network. The proposed works comprise minor alterations and the change of use of an existing three storey terraced building. No significant construction works are anticipated.

There are no water courses in the immediate vicinity of the appeal site. 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. Having considered the nature, scale and location of the proposal 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. 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. Accordingly, the subject development is considered to be compliant with the requirements of Article 4 of the Water Framework Directive.

11.0 Recommendation

11.1. I recommend that planning permission be granted for the proposed development.

12.0 Reasons and Considerations

It is considered that the proposed development complies with the policies and objectives of the Tipperary County Development Plan, 2022-2028 and that the development does not have an adverse impact upon the character of the area or the

amenities of the protected structure or adjoining properties and would therefore be in accordance with proper planning and sustainable development of the area

13.0 Conditions

1. The proposed 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 18th of December 2025 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The development hereby permitted shall be used solely for the purposes detailed in the approved plans and particulars. No further change of use shall take place without a prior grant of Planning Permission, (notwithstanding the exempted development provisions of the Local Government (Planning and Development Regulations 2001, as amended).

(b) The ground floor commercial unit shall be used solely as an art studio. The installation and use of ceramic kilns for processing of materials is expressly omitted from this grant of planning permission.

Reason: In the interest of proper planning and sustainable development.

3. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Uisce Eireann.

Reason: in the interest of orderly development.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services, and the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority prior to commencement of development.

Reason: in the interest of public health

5. Within three months of this decision the applicant shall submit to and agree in the writing with the planning authority the following:

(i) A detailed photographic record, cross-referenced with annotated survey drawings of the site identifying all works which have taken place in recent years will be provided to the planning authority as a record of the protected structure prior to undertaking any further works on the site;

(ii) Full details of the replacement windows and shopfront detail within existing openings to be provided in manufacturing drawings to be agreed in writing prior to manufacture of these items commencing. The design of the replacement windows should reference surviving, historic fabric and detail elsewhere on this terrace and should retain all existing historic opening dimensions and stone window cills.

(iii) Full details of any replacement eaves gutters or downpipes required for stormwater will be of high-quality, cast-iron or cast-aluminium to match the historic profile,

(iv) Full details of the retention of the existing historic, panelled timber door and surround in situ within proposed ground level commercial unit, with fire-proof infill constructed, as specified by project architect, on entrance hall side of this opening.

Reason: To protect the architectural heritage in the interests of the common good and the proper planning and development of the area

6. The proposed development shall fully accord with all drawn details and with the recommendations for mitigation of impacts contained within the Architectural Heritage Impact Assessment (AHIA) submitted as the response to the request for further information on 27th November 2025.

Reason: To protect the architectural heritage in the interests of the common good and the proper planning and development of the area.

7. Works on the site will be overseen by a suitably experienced conservation professional who will submit a final works record to the planning authority on completion of the project, along with certification that all works to cogent elements of the protected structure were carried out in accordance with conservation best practice.

Reason: To protect the architectural heritage in the interests of the common good and the proper planning and development of the area.

8. The developer shall pay to the planning authority a financial contribution in respect of public Infrastructure and carparking facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or. 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 the 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 Coimisiun Pleanala 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.”

Caryn Coogan
Planning Inspector

31/07/2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PI-5011090-TY-26
Proposed Development Summary	Change of use of a three storey terraced house with an existing commercial premises on the ground floor from a single residential unit, to 2No. residential units with new works proposed to the building which is a Protected Structure.
Development Address	Rohan's, 5 Church Street, Cloughjordan, Co. Tipperary.
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?	☒ Yes, it is a 'Project'. Proceed to Q.2.
	☐ No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
☒ 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?	

☒ 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.	No screening required
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold.	
☐ Yes, the proposed development is of a Class but is sub-threshold.	

Inspector: _____ Date: _____

