



An
Coimisiún
Pleanála

Inspector's Report PL-501301-KE-26

Development	Demolition of extension and addition of external wall insulation.
Location	Hillford House, Old Hill Leixlip, Co. Kildare.
Planning Authority	Kildare County Council
Planning Authority Reg. Ref.	2660197
Applicant(s)	Benduff Ireland Ltd
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party Normal Planning Appeal
Appellant(s)	Benduff Ireland Ltd
Observer(s)	None
Date of Site Inspection	22 nd June 2026
Inspector	Terence McLellan

1.0 Introduction

- 1.1. This appeal relates to retention permission for works at Hillford House in Leixlip, comprising the installation of external insulation to the dwelling and removal of a rear extension and wall. A concurrent appeal is currently before the Commission, reference PL-501300-KE-26 relating to the retention of an as-built driveway, a new southern boundary wall, and landscaping/site works. Both files should be read together.

2.0 Site Location and Description

- 2.1. The 0.4 hectare subject site is in Leixlip, County Kildare. The site is located at the junction of Old Hill Road and Station Road, approximately 400m to the north west of Leixlip town centre. Station Road forms the northern boundary of the site, with Old Hill Road forming the eastern flank. Immediately to the south of the site is a large, detached dwelling with a generous front garden accessed from Old Hill Road. The western boundary of the site is marked by the new residential development on the Paddocks, accessed via Knockaulin from Old Hill Road. This development is in the advanced stages of construction.
- 2.2. The subject site itself is occupied by a period dwelling known as Hillford House, set within generous garden grounds. This is a two storey, three bay 19th century detached dwelling with various associated structures/outbuildings and a gate lodge. The site boundaries are marked by stone walls and on Station Road/Old Hill Road this is a combination of stone walls and railings. There is a disused gated entrance on Station Road and a new entrance on Old Hill Road. There are several mature trees close to the eastern edge of the site but otherwise the site appears to have been cleared of all previous mature trees. The surrounding area is predominantly residential.

3.0 Proposed Development

- 3.1. Planning permission is sought for the demolition of an existing single storey rear extension. Permission is also sought to install external wall insulation (EWI) on the entire house, including the porch.

4.0 Planning Authority Decision

4.1. Decision

4.1.1. Permission was refused by Kildare County Council by order dated 21 April 2026 for the following reason:

1. It is an objective of the Kildare County Development Plan 2023-2029, as expressed in AH O59, to 'respect the setting, form, scale and materials of existing vernacular structures and to only permit changes to these structures where they are sympathetic to their special features and character.' Section 8.2.16 of the Architectural Heritage Protection Guidelines for Planning Authorities, which constitute Ministerial Guidelines under Section 28 of the Planning and Development Act 2000 (as amended) states 'the addition of external insulation to historic buildings should not be permitted where this would adversely affect important features.' It is considered that the proposed demolition of the single storey structures and stone wall, by reason of its impact on the original external fabric, proportions and architectural detailing of Hillford House, would have a negative impact on the essential character of the historic Hillford House, which is an existing vernacular structure that has significant architectural and heritage merit. It is also considered that the installation of the external wall cladding and associated rainwater goods is not sympathetic and would adversely affect the architectural features of Hillford House. The proposed development would therefore contravene materially Objective AH O59 of the Kildare County Development Plan 2023-2029 and Section 8.2.16 of the Architectural Heritage Protection Guidelines for Planning Authorities and is contrary to the proper planning and sustainable development of the area.

4.2. Planning Authority Reports

4.2.1. The Planner's Report contains the following points of note:

- Hillford House is considered to have significant architectural merit.
- One of the structures proposed for demolition is shown on historic mapping (1888-1913), as is the stone wall which is also proposed for demolition.

- The Applicant's architectural conservation report does not include a detailed appraisal of the structures proposed for demolition and it is not possible to distinguish between historic and modern fabric based on the information submitted.
- All historic fabric should be retained as it contributes to the legibility and understanding of the house. The removal of the structures and stone wall would have a significant negative impact on the setting and character of Hillford House.
- The external facades and porch would be completely altered by the addition of external wall insulation which would cover features of interest including the existing console brackets, corner quoins, window surround details, granite window sills etc.
- The thickness of the insulation would affect details at all junctions around windows and sills, eaves, doorways and any items fixed to the walls, at junctions where the building meets the ground.
- The insulation and associated rainwater goods would totally alter the appearance of the porch which the submitted conservation report states is characterised by well-crafted details that were expertly modelled in-situ.
- The Architectural Heritage Protection Guidelines state that the addition of external insulation to historic buildings should not be permitted where this would adversely affect important features.

4.2.2. **Other Technical Reports**

4.2.3. Environment Section (06.03.2026): No objection, subject to conditions.

4.2.4. Heritage and Nature (20.04.2026): Recommend refusal on the basis that the proposed external wall insulation, by reason of its impact on the original external fabric, proportions and architectural detailing of Hillford House, would result in an unacceptable erosion of the character of this older building of architectural merit and would therefore conflict with Objective AH O34 of the Kildare County Development Plan 2023–2029, which seeks to encourage high-quality design and to protect the

setting and character of protected structures and older buildings of architectural merit not included on the RPS.

4.2.5. Municipal District Engineer (27.02.2026): No objection, conditions recommended.

4.2.6. Water Services (11.03.2026): No objection, subject to conditions.

4.3. **Prescribed Bodies**

4.3.1. I note that the Planning Authority referred to application to Uisce Éireann. No response was received.

4.4. **Third Party Observations**

4.4.1. None received.

5.0 **Planning History**

Subject Site

5.1. ACP Ref. 501300/Planning Authority Ref. 2660129: Kildare County Council issued a split decision in April 2026 granting retention permission for the south west boundary wall and refusing retention permission for the driveway re-positioning/layout amendments and landscaping for the following reason:

1. Objective BH1.2 of the Leixlip Local Area Plan 2020-2023 (as extended), requires that all 'new development respects and is responsive to the cultural heritage of Leixlip'. Objective AH O60 of the Kildare County Development Plan 2023-2029 is to 'Preserve the character, including original building features or materials should be retained such as windows, doors, roof coverings and setting (e.g. gates, gate piers, boundary treatments, courtyards etc.) of vernacular buildings where deemed appropriate by the planning authority'. It is considered that the driveway as constructed has a significant negative impact on the setting and therefore essential character of the historic Hillford House, which is considered to have significant architectural and heritage merit, and makes a strong contribution to the character, appearance and quality of the streetscape of Old Hill Road. The driveway as constructed therefore contravenes materially Objective BH1.2 of the Leixlip Local Area Plan 2020-

2023 (as extended) and Objective AH O60 of the Kildare County Development Plan 2023-2029 and is contrary to the proper planning and sustainable development of the area.

2. Having regard to the zoning objective of the site as 'B' Existing Residential/infill in the Leixlip Local Area Plan 2020-2023 (extended) which primarily seeks 'to protect and enhance the amenity of established residential communities and promote sustainable intensification', it is considered that the driveway as constructed and the landscaping for which permission is being sought by reason of its layout, design and proximity to the southern boundary would result in haphazard development and would be seriously injurious to the residential amenities of the adjoining dwellings to the south. The driveway would therefore seriously injure the residential amenities and depreciate the value of property in the vicinity, would contravene materially the zoning objective pertaining to the site, and set an undesirable precedent for other similar developments in the locality, which would be cumulatively harmful to the residential amenities of the area and be contrary to the proper planning and sustainable development of the area.

5.2. This application is currently the subject of an appeal to the Commission. The Commission are therefore directed to file PL-501300-KE-26 and the relevant Inspector's Report.

5.3. ACP Ref. 315901/Planning Authority Ref. 221409: The Commission refused planning permission in June 2024 for the demolition of the existing house and outbuilding and redevelopment of the site to provide 27 apartments in a building rising to three storeys over basement. Permission was refused for the following reason:

1. It has not been satisfactorily demonstrated that potential conflict, due to traffic movements and the location of the proposed access via Old Hill Road, would not endanger public safety by reason of a traffic hazard.
2. The demolition of Hillford House, a building of architectural interest and heritage value would be contrary to the aim of Kildare County Development Plan 2023-2029, Chapter 11, Built and Cultural Heritage, "to protect, conserve and sensitively manage the built and cultural heritage of County Kildare and to

encourage sensitive sustainable development so as to ensure its survival and maintenance for future generations". In addition, the demolition of the building would be contrary to the zoning, where the objective is "to protect and enhance the amenity of established communities and promote sustainable intensification", the demolition of this structure would detract from the sense of place, would not contribute to good placemaking and would, therefore, detract from the amenity of the area.

5.4. Planning Authority Ref. 22677: Kildare County Council refused planning permission in July 2022 for the demolition of the existing house and outbuilding and redevelopment of the site to provide 40 new apartments in a building rising to four storeys above basement. Permission was refused for the following reasons:

1. Having regard to the loss of a 19th century dwelling of significant architectural merit, and to the scale, form and design of the proposed apartment block, the inadequate landscaping proposal, the loss of mature trees on site, it is considered that the proposal would represent a significant overdevelopment of the site and result in an incongruous form of development on this prominent site. The proposed development fails to comply with the zoning objective which seeks "To protect and enhance the amenity of established residential communities and promote sustainable intensification". Furthermore, the proposed development is contrary to policy provisions 17.4.5 of Kildare County Development Plan 2017-2023, which seeks to provide for high quality innovative residential design that reflects and enhances local context. The proposed development would seriously injure and depreciate the value of properties in the vicinity and would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proposal to remove the remaining mature trees from the site, the lack of a bat survey, the inadequate landscaping plan, it has not been indicated to the satisfaction of the Planning Authority that the proposed development would not have a significant impact on biodiversity and protected species. The proposed development contravenes Policies NH1, GI8 and GI 9 of the Kildare County Development Plan 2017-2023 and objectives GI1.2, GI1.5 and GI1.7 of the Leixlip Local area Plan 2020-2023. To permit the proposed development would set an undesirable precedent for the removal of a

significant amount of Green Infrastructure, with a resultant loss in natural habitats and associated biodiversity, and would therefore, be contrary to the proper planning and sustainable development of the area.

3. In the absence of significant detailing in relation to surface water drainage and a suitable SuDS strategy, the applicant has not demonstrated to the satisfaction of the Planning Authority that surface water can be adequately dealt with within the curtilage of the site. It has not been demonstrated to the satisfaction of the planning authority that the proposed development would not lead to conditions which would be prejudicial to public safety and be contrary to the proper planning and sustainable development of the area.
4. Having regard to the absence of an independent road safety audit, it has not been demonstrated to the satisfaction of the Planning Authority that the proposed development would not endanger public safety by reason of traffic and, would therefore, be contrary to the proper planning and sustainable development of the area.

5.5. Planning Authority Ref. 211247: Kildare County Council granted permission in October 2021 to discontinue the use of the existing vehicular entrance, permanently lock the existing gates, and form a new entrance with piers and ancillary siteworks further south on the Old Hill Road.

5.6. Planning Authority Ref. 21369: Kildare County Council refused planning permission in May 2021 for the removal of the existing gate, blocking up the existing vehicular entrance with a new wall and railings to match existing, and formation of a new entrance with piers and ancillary siteworks further south on Old Hill Road. Permission was refused for the following reasons:

1. The removal of trees to facilitate the proposed development would be contrary to the provisions of Policy G18, Policy GI9, Policy GI10 Policy GI26 and Policy GI28 of the Kildare County Development Plan 2017-2023, which seek to preserve, maintain and protect trees and the green infrastructure network within urban areas. To permit the proposed development, with a resultant loss in mature trees, would set an undesirable precedent for the removal of landscape features of interest within urban areas and would seriously injure the visual

amenity of the area and property in the vicinity and would therefore, be contrary to the proper planning and sustainable development of the area.

2. The removal of the existing gates and entrance would undermine the character and setting of the existing vernacular building on site which would contravene Policy VA1 and Policy VA4 of Kildare County Development Plan 2017-2023 and would therefore, be contrary to the proper planning and sustainable development of the area.

Adjacent Sites

- 5.7. Planning Authority Reference 22/1483: Permission was granted by Kildare County Council in April 2024 for amendments to planning reference 21/655 in order to add an additional storey to the apartment blocks, providing nine additional units.
- 5.8. Planning Authority Reference 21/655: Permission was granted by Kildare County Council in January 2022 for the redevelopment of the site to provide 57 new homes in a mix of 30 no. dwellinghouses and 27 apartments.

6.0 Policy Context

6.1. Leixlip Local Area Plan 2020-2023 (as extended to 2029)

Status of Local Area Plan (LAP)

- 6.1.1. The Leixlip LAP was extended to 30th March 2026 in accordance with Section 19 of the Planning & Development Act 2000, as amended, on 24th October 2022. The LAP was further extended to 30th March 2029 in accordance with Section 81 of the Planning and Development Act 2024 (as amended), on 25th March 2026.
- 6.1.2. Kildare County Council resolved to adopt Amendment No. 1 of the Leixlip Local Area Plan 2020-2023 (as extended to 2029) at its special meeting on 25th March 2024. Amendment No. 1 of the Leixlip Local Area Plan 2020-2023 (as extended to 2026) is effective as of 6th May 2024. The purpose of the amendment is to incorporate the Confey Masterplan into the LAP.

Zoning

- 6.1.3. The appeal site is zoned 'B – 'Existing/Infill Residential', where the objective is 'to protect and enhance the amenity of established residential communities and promote sustainable intensification'.

Chapter 10: Built Heritage and Archaeology

- 6.1.4. **Objective BH1.2** is to acknowledge and promote awareness of the origins, historical development and cultural heritage of the town, to support high quality developments that relate to local heritage and to ensure that new development respects and is responsive to the cultural heritage of Leixlip'.

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

Chapter 11: Built and Cultural Heritage

- 6.2.1. The aim of Chapter 11 is to protect, conserve and sensitively manage the built and cultural heritage of County Kildare and to encourage sensitive sustainable development so as to ensure its survival and maintenance for future generations.
- 6.2.2. **Section 11.14.2** states that it is the explicit intention of this plan to (inter alia) protect and conserve buildings, structures and sites of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest.
- 6.2.3. **Section 11.15** (Protected Structures) states that County Kildare has a wealth of structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Many of these structures are contained in the Record of Protected Structures (RPS). When a building or structure is included on the RPS, legal protection extends to the exterior and interior (where applicable) of the structure, all man-made features within its curtilage, and any man-made features within its identified attendant grounds.
- 6.2.4. **AHP1** - Recognise the value and opportunity of Kildare's unique heritage resource and to manage, conserve, promote and protect it, for present and future generations.
- 6.2.5. **AHP6** - Protect, conserve and manage the archaeological and architectural heritage of the county and to encourage sensitive sustainable development in order to ensure its survival, protection and maintenance for future generations.
- 6.2.6. **AHO34** - Encourage high quality design in relation to planning applications that are made for the construction of extensions or new buildings affecting protected structures

or older buildings of architectural merit not included in the RPS. The Council will have regard for the visual impacts on the setting and character of protected structures and/or buildings of architectural merit not included on the RPS, when considering applications on neighbouring sites.

6.2.7. **AHO38** - Support appropriate and sensitive thermal upgrade of protected structures and other heritage buildings. These works shall be undertaken with the necessary planning permission / statutory declarations with the advice of Kildare County Council's Architectural Conservation Officer.

6.2.8. **AHO41** - Promote the retention of original or early building fabric including timber sash windows, stonework, brickwork, joinery, render and slate. Likewise, the Council will encourage the re-instatement of historically correct traditional features.

5.3 Relevant Ministerial Guidelines

- Architectural Heritage Protection Guidelines for Planning Authorities, 2011

5.4 Natural Heritage Designations

6.2.9. The site is not located within or immediately adjacent to any European sites. The nearest European site is the Rye Water Valley/Carton SAC (Site Code: 001398), approximately 300m to the east of the site at its nearest point.

7.0 EIA Screening

7.1.1. 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 Act).

8.0 The Appeal

8.1 Grounds of Appeal

8.1.1. A First Party appeal has been submitted by MBPA Architects, for and on behalf of the Applicant, Benduff Limited. The grounds of appeal can be summarised as follows:

- External wall insulation does not typically require planning permission. A Section 5 was considered to confirm this. However, a combined planning

application was considered more appropriate given that the demolition of the single storey extension requires planning permission.

- In October 2022, the owner received correspondence advising that Kildare County Council were considering removing Hillford House from the proposed Record of Protected Structures for the 2023-2029 CDP. This was then confirmed in December 2022, and the CDP came into effect in January 2023.
- This suggests that the Council did not consider Hillford House to be of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest in 2022.
- The Architectural Heritage Impact Statement provides a Statement of Significance of Hillford House.
- Hillford House does not reach the category of formal architecture, nor does it meet the definition of built vernacular heritage.
- The proposal is to improve energy efficiency. Internal insulation is not viable due to the impacts on internal covings, shutters, doors and skirting.
- The quoins are not granite but are in fact formed from a sand cement render.
- The paired console brackets at the head of the walls would be retained and it is not proposed to remove any of the render details before installing the external wrap insulation. Insulation will be cut around some features and as such historical fabric will not be permanently lost.
- The Architectural Conservation Officer raised no objection to the removal of the single storey structure, confirming they were subservient and of no architectural significance. The objection and refusal came from the Planner.

8.2. Planning Authority Response

- 8.2.1. The Planning Authority confirms its decision and refers the Commission to the Planner's Report and various technical department reports.

8.3. Observations

- 8.3.1. None received.

9.0 Assessment

- 9.1. Having examined the application 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 having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issue to be considered in this appeal relates primarily to the heritage impacts of the proposal.
- 9.2. At the outset I would note that Hillford House is not a Protected Structure. The Applicant states that Kildare County Council removed Hillford House from the proposed Record of Protected Structures for the 2023-2029 CDP and that this suggests that the Council did not consider Hillford House to be of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest in 2022.
- 9.3. My understanding is that the removal of Hillford House from the prospective Register of Protected Structures for the 2023-2029 CDP was a result of a procedural issue as opposed to the Council not considering it to be of architectural or historic merit. As alluded to in the Conservation Officer Report, submissions were received that raised concerns with the notification procedures on the proposed inclusion of Hillford House on the Register of Protected Structures and its inclusion on the RPS was relinquished in order to protect the integrity of the CDP process. The Conservation officer notes that the architectural and historical interest of Hillford House is such that it was considered appropriate to initiate a Section 55 process under the Planning and Development Act 2000 (as amended) at the earliest practicable opportunity, and that the building continues to merit inclusion on the RPS and should not be omitted on a technicality.
- 9.4. Regardless of the fact that Hillford House is not a Protected Structure, it is my opinion that it is very clearly a valuable heritage asset that is of architectural interest and which makes a positive contribution to the locality and the built heritage of Leixlip. The Planner's Report and reason for refusal make reference to Hillford House being a vernacular structure. In my opinion, Hillford House does not meet the definition of a vernacular structure and in this respect, I agree with the Applicant. However, I consider this to be a terminology issue and it does not alter my opinion that Hillford House is a valuable heritage asset that it is of architectural interest and that the protection of such

buildings is implicit in the aims of Chapter 11 - Built and Cultural Heritage of the Kildare County Development Plan 2023-2029.

- 9.5. In terms of the demolition of the rear single storey extension, I have no objections to its removal. It does not appear to be an original feature and in my view, it makes a limited contribution to the character, appearance, and architectural quality of Hillford House.
- 9.6. However, I consider that the very design features of Hillford House that contribute to its architectural interest and heritage value, including the porch, paired console brackets, quoins, stone cills, and block and start window surrounds, would effectively be lost as a result of the works to install external insulation. In this regard I note that the quoins, console brackets, stone cills, block and start window surrounds and the detailing on the porch would all be completely covered by the external insulation.
- 9.7. I note the Applicants intention to replicate the quoins in the external insulation, but this does not alleviate my concerns, nor does the Applicant's position that the proposal is acceptable on the basis that the external features will not be removed as they will be preserved in situ, covered by the insulation. Clearly all of these important features would be concealed from view such that they would no longer contribute to the appearance of the dwelling. The architectural detailing and interest would be lost and the quality of the dwelling in architectural and heritage terms would be greatly diminished. This would be particularly apparent on the porch which would lose all of its detailing and would have a very stark appearance at odds with the dwelling. Although I accept the established benefits of improving the thermal performance of dwellings, in this instance I consider that other methods for improved thermal performance should be pursued. It is my opinion that permission should be refused on this basis.

Other Matters

- 9.8. The Commission will note that the plans show details of an amended driveway, boundary treatment and landscaping. These are part of the appeal seeking retention permission (ACP Ref. PL-501300-KE-26).
- 9.9. The Applicant has also alluded to the insulation works potentially being exempted development with the exception of the demolition of the extension. In my view the

works would not be exempted development as they would materially alter the appearance of the dwelling.

10.0 AA Screening

10.1. I have considered the proposal in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located in Leixlip, approximately 300m from the Rye Water Valley/Cartron SAC (Site Code: 001398), which is the closest European Site. The development comprises small scale demolition and other domestic works to an existing dwelling. No appropriate assessment issues were raised as part of the 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 nature and scale of the works and the availability of wastewater services.
- The separation distance from the nearest European site and lack of meaningful connections.
- The screening determination of the Planning Authority.

10.2. I conclude, on the basis of objective information, that the 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. There are no water courses in the immediate vicinity of the appeal site. The proposed development comprises domestic works to an existing dwelling. No water deterioration concerns were raised in the planning appeal. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration.

11.2. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively. The reason for this conclusion is as follows:

- The nature and scale of the works;
- The location of the site in a serviced area, the distance from nearest water bodies, and the lack of direct hydrological connections.

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

12.0 Recommendation

12.1. I recommend that the Commission uphold the decision of Kildare County Council and refuse planning permission, for the reasons stated below.

13.0 Reasons and Considerations

1. Having regard to the heritage value and architectural interest of Hillford House, it is considered that the proposed external wall insulation, by reason of its impact on the original external fabric, proportions, and architectural detailing of Hillford House, would result in an unacceptable erosion of the character of a heritage building of architectural merit and would therefore conflict with the stated aim of Chapter 11 (Built and Cultural Heritage) of the Kildare County Development Plan 2023-2029 which is to protect, conserve and sensitively manage the built and cultural heritage of County Kildare and to encourage sensitive sustainable development so as to ensure its survival and maintenance for future generations, in addition to Objective AH O34 of same which seeks to encourage high quality design in relation to planning applications that are made for the construction of extensions or new buildings affecting protected structures or older buildings of architectural merit not included in the RPS. 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.

Terence McLellan
Senior Planning Inspector

6th August 2026

Form 1 - EIA Pre-Screening

Case Reference	PL-501301-KE-26
Proposed Development Summary	Demolition of extension and addition of external wall insulation.
Development Address	Hillford House, Old Hill Leixlip, Co. Kildare.
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (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)	☒ Yes, it is a 'Project'. Proceed to Q2. ☐ 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.	
☒ 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.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☐ 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 ☐	Screening Determination required (Complete Form 3)
No ☐	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ **Date:** _____