



Inspector's Report

PL-501336-CE-26

Development

Renovation of a derelict bakery building, addition of an extension and conversion to a dwelling together with connection to existing services and all associated ancillary site works.

Location

No 3 Linnane's Terrace, Kilrush Road, Ennis, Co. Clare.

Planning Authority

Clare County Council

Planning Authority Reg. Ref.

2653

Applicant(s)

Niall O'Halloran

Type of Application

Permission

Planning Authority Decision

Refuse Permission

Type of Appeal

First Party Normal Planning Appeal

Appellant(s)

Niall O'Halloran

Observer(s)

None

Date of Site Inspection

25th of June 2026

Inspector

Caryn Coogan

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1.0 Site Location and Description

- 1.1. The subject site is located to the rear of Linnane's Terrace which is located on the Kilrush Road in Ennis. The site is a vernacular building which use to be a former bakery to the rear of No. 3 Linnane Terrace.
- 1.2. At the end of the terrace along Kilrush Road, there is an access to the rear of the Linnane's Terrace. A private access lane runs directly to the rear of the terraces. The former building juts out onto the access road and the private individual garden plots associated with the terraced houses are set back from the access road the rear elevations of the dwellings. See photo plates 4 and 5 from my site inspection.
- 1.3. The subject building occupies almost the entire footprint of the former garden area associated with No. 3 Linnane Terrace. According to the planning application file (No. 3 Linnane's Terrace and the rear garden, are in separate ownerships). There is only a 4m separation distance between the subject site and No. 3 Linnane Terrace.
- 1.4. The building is in a derelict state. It consists of old vernacular walls and a galvanised roof (Plates 5,6,7,and 8). It has a number of door and window openings. It is a split level structure w

2.0 Development

- 2.1. Permission for the renovation of an existing derelict building bakery, the addition of 28sq.m. two storey rear extension and the conversion to a 112 sq.m. two storey dwelling together with existing services and ancillary site works.
- 2.2. It is proposed to connect to the public infrastructure to service the development, however, these are not included on the submitted drawings.

3.0 Planning Authority Decision

3.1. Decision

Clare Co. Co. decided to refuse the proposed development on the 16th of April 2026 for two reasons.

1. The proposal site is located in Ennis Town Centre on land zoned Existing Residential, where small scale infill development and repurposing of disused

buildings can be considered where it is appropriate to the character and pattern of development in the immediate area and enhances existing residential communities.

The proposed development, by virtue of its scale, siting directly to the rear of existing houses and building footprint relative to the available site area, would result in an overdevelopment of this restricted site, with inadequate provision of private open space, and would seriously injure the residential amenities of the area and the property in the vicinity.

Furthermore it is considered that the development represents a haphazard form of backland development, which would impact negatively on the visual and residential amenities of the area and set an undesirable precedent for further such developments.

The proposal would therefore contravene the existing residential zoning on the site and be contrary to the proper planning and development of the area.

2. The proposed site is accessed via a private laneway which currently supports a low level of traffic movement associated with access to the rear of the residential properties on Linnane's Terrace. The proposed development will result in the laneway becoming the primary means of access to a residential property which will introduce an increased level of vehicular movement on a laneway, which is substandard in its width, alignment and conditions directly adjoining the rear elevations of the existing terrace of houses.

The proposal would endanger public safety by reason of a traffic hazard. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The access is not suitable for use as a sole means of access to a new residential unit.
- There has been no reconnection Uisce Eireann process carried out. The connections to public services have not been demonstrated. There is a manhole associated with the combined sewer than may run through the subject site. Further investigations are required.
- It appears No. 3 Linnane's Terrace has been sold separately to the rear garden area in which the subject building is located. The separation distance between the rear elevation of No. 3 Linnane Terrace and the subject site is 4.7m. The existing building occupies the full width of the site. The side elevations align with the adjoining garden areas.
- The proposed conversion is for a three-bedroom unit. There is 40sq.m. of open space required, this can be relaxed subject to the design and quality of public open space in the area. There are no parks or public play areas in the general vicinity. It will impact negatively on the existing residential amenities of existing dwellings, and an overbearing effect on the private gardens associated with same.
- Refusal is recommended.

3.2.2. **Other Technical Reports**

- Additional information required regarding the connection for wastewater, stormwater and water supply.
- Is the rear common access around the rear of the terrace because it is not identified on the Land Registry. Technically access cannot be gained through No. 3 Linnane's Terrace.
- The current access to the bakery building is from an entrance facing into the rear of No. 3 Linnane's Terrace. The proposed development includes an access from the site of the building which effectively requires access through 4 Linnane's Terrace.
- The proposed carport is not practical due to its narrow layout.

- Although the property is indicated to be for rental purposes it has no open space or common access if it is to be sold in the future.

3.3. **Prescribed Bodies**

There were no submissions from Prescribed Bodies.

3.4. **Third Party Observations**

There were two submissions received.

- As the owners of No. 3 Linnane Terrace they are concerned about the impacts of the development on their property. It will reduce sunlight into their house, it will result in overlooking and loss of privacy. The access way is too narrow.
- The windows will overlook properties within Linnane's Terrace. It is overdevelopment on a constrained site with inadequate open space. Access is narrow and shared with other properties.

4.0 **Planning History**

4.1. Planning Reference: UD17-018

Warning Letter and Enforcement Notice issued in relation to the construction of an extension at first floor level to the rear of dwelling at No. 3 Linnane's Terrace.

4.2 Planning Reference 17/636

Niall O Halloran was granted retention permission for first floor extension to the rear of No. 3 Linnane's Terrace.

4.3 R25-267

A referral determined the subdivision of two separate properties is not development.

5.0 **Policy Context**

5.1. **Development Plan**

Clare County Development Plan 2023-2029.

Ennis is a Key Town.

CDP 4.1

It is an objective of Clare County Council:

a) To support Ennis as a self-sustaining, regional economic driver and as a key location for investment choice in the county and the Southern Region, and to support its enhanced development based on its strategic location relative to Limerick and Galway Cities, Shannon International Airport and the Atlantic Economic Corridor as well as its role as a centre of employment and economic activity;

Planned Growth of Settlements CDP 4.13

It is an objective of Clare County Council: a) To ensure compact growth through the regeneration of brownfield sites and that the sequential approach is applied to the assessment of proposals, for development in towns and villages, and to ensure that new developments are of a scale and character that is appropriate to the area in which they are planned;

The site is located within Ennis Town Centre. It is located within the Ennis Architectural Conservation Area. The site is zoned as 'Existing Residential'

Development Plan Objective: Architectural Conservation Areas (ACAs) CDP 16.5

It is an objective of Clare County Council: a) To ensure that new developments within or adjacent to an ACA respect the established character context of the area and contribute positively to the ACA in terms of design, scale, setting and material finishes; b) To protect from demolition or removal and non-sympathetic alterations, existing buildings, structures, groups of structures, sites, landscapes and features such as street furniture and paving, which are considered to be intrinsic elements of the special character of the ACA; c) To ensure that all new signage, lighting, advertising and utilities to buildings within an ACA are designed, constructed and located in a manner that does not detract from and is complementary to the character of the ACA; and, d) To ensure that external colour schemes in ACAs enhance the character and amenities of the area and reflect traditional colour schemes.

Appendix 1

Brownfield and Infill Site Development

The regeneration of brownfield or infill sites for residential or mixed-use development is encouraged in appropriate town and village centre locations. These development proposals must respect the character and appearance of their environs and contribute to the delivery of public realm enhancements and placemaking. Ground floor activity such as commercial, office or retail uses is generally appropriate for centrally located and accessible sites and can contribute to increased footfall in these areas. Where a mix of uses is not proposed at ground floor level it must be justified by the applicant/developer why this approach was adopted. Due to the potential additional issues associated with brownfield redevelopment relative to the development of greenfield locations a flexible approach may be taken by the Planning Authority in circumstances where the proposed development contributes to sustainable compact development. Where brownfield redevelopment is proposed, dependent on the site history ground investigations and mitigation measures may be required where contamination issues arise.

5.2. Natural Heritage Designations

The Lower River Shannon SAC (Site Code 002165) is approximately 300m north of the site, flowing through the centre of Ennis town centre, i.e. River Fergus.

6.0 EIA Screening

- 6.1. Having regard to the nature and scale of the development under consideration, the site location within an existing built-up area outside of any protected site, the nature of the receiving environment, the limited ecological value of the lands in question, the availability of public services, and the separation from the nearest sensitive location, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

7.0 The Appeal

7.1. Grounds of Appeal

The proposal seeks to bring back into productive residential use an existing disused structure that has remained vacant for many years. The development represents sustainable urban regeneration within the established town centre of Ennis and aligns with planning policies.

7.1.1 Site Context

The site is located to the rear of a residential terrace in Ennis town centre. It contains a former bakery which historically formed part of the built fabric of the area. The building is accessed via an established rear laneway serving 1-6 Linnane's Terrace. The proposal does not seek to establish a new pattern of development but rather seeks to sensitively reinstate and repurpose an existing structure already present on the site. This is important in assessing the proposal and considering any argument relating to precedent or backland.

7.1.2 The proposal relates to the refurbishment of an old building. Rather than the creation of a new standalone building on previously open rear garden lands. The former bakery has existed on the site for a significant period and forms part of the historical pattern of the area. The proposal represents regeneration of an existing brownfield site rather than an inappropriate encroachment into private garden lands.

7.1.3 The applicant will revise the scheme including reduction in the extension footprint, and a reduction in the floor area to provide additional open space. The internal layout could be reconfigured to provide for a two bedroomed unit. The windows could be repositioned with opaque glass to prevent any overlooking. There could be improved landscaping provided. The other rear garden do not contain comparable permanent structures and granting permission would not create a precedent

7.1.4 The proposal concerns one modest residential unit only. It is located in a highly sustainable part of Ennis where the dependency on cars is greatly reduced. The rear laneway serves the existing terrace and accommodates access associated with these properties. The provision of a carport within the footprint was a design strategy

for creating a car space without negatively impacting on the existing laneway or movements within same. Either retention of the proposed carport or omission of parking can be justified.

- 7.1.5 The subject site is located within Ennis town centre on lands zoned Existing Residential where small scale infill and residential development are supported. It aligns with the Clare County Development Plan, National Planning Framework, Sustainable Residential Development and compact Settlements.
- 7.1.6 The proposal should not be assessed as speculative rear garden, rather a sensitive reuse of an existing former bakery with a long -established presence on the site. Any concerns reagridng private open space, design or layout can be resolved through amendment and should not outweigh the signifigant planning merits of the case..

7.2. Planning Authority Response

It is acknowledged the deisgn proposal has endeavoured to respond to many constraints associated with the subject site. However the planning authority considers the proposal constitutes a substandard and haphazard form of development which does not comply with the Existing Residential zoning of the site.

7.3. Observations

Ms Janice Brahney, 3 Linnane's Terrace, Kilrush Road, Ennis made a submission.

- The proposal represents the introduction of a new independent residential dwelling;
- The former bakery was never designed or historically designed as a residential dwelling. The proposal does not represent continuation of an established residential use, rather the creation of a new residential unit in a location amenity through overlooking, enclosure, loss of privacy, loss of amenity and reduction of light to adjoining properties.
- The site is exceptionally constrained in terms of spacing, access, servicing, privacy and relationship to neighbouring properties. The proposed dwelling is positioned extremely close to the existing dwelling.

- There is a narrow shared laneway which accommodates vehicular movement and impacts would be limited as rarely used. Construction activity would severely restrict or obstruct existing residents use of the access. Considerations such as servicing, deliveries, waste collection, oil deliveries, emergency access would affect all the residents at the terrace. Is there even space for waste containers at the proposed development.
- It would set an undesirable precedents for similar developments with constrained rear gardens. The proposal raises concerns reagridng overdevelopment and inappropriate intensification within the established residential area.

8.0 **Assessment**

8.1. I have considered the planning application, the appeal file and inspected the subject site. I will assess the case under the following headings:

- Development Plan
- Site Layout and Potential Impacts
- Technical Issues
- Brownfield and Infill Site Development

8.2 ***Development Plan***

8.2.1 The relevant development plan is the Clare County Development Plan 2023-2029. Ennis is a Key Town. Under CDP 4.1, it is an objective of Clare County Council too support Ennis as a self-sustaining, regional economic driver and as a key location for investment choice in the county and the Southern Region, and to support its enhanced development based on its strategic location. In addition, it is also an objective under CDP 4.13, it is an objective of Clare County Council to ensure compact growth through the regeneration of brownfield sites and to ensure that new developments are of a scale and character that is appropriate to the area in which they are planned. The site is located within the designated Town Centre of Ennis, and it is zoned Existing Residential. The aim of this zoning objective to conserve and

enhance established built-up residential areas, protect existing residential amenities and to permit small scale infill developments compatible with surrounding character.

8.2.2 The subject site is 0.012Ha and it is located to the rear of No. 3 Linnane Terrace.

Between the rear elevation of the No. 3 Linnane Terrace and front site boundary there is a narrow access road that serves all the dwellings of Linnane Terrace. The rear private access road has a direct vehicular access onto Kilrush Road at the northern end of the terrace. There is a derelict building on the site that was a former bakery. The building covers the former garden area associated with No. Linnane Terrace, and its building line is forward of the remaining individual plots associated with Linnane Terrace.

8.2.3 The proposed development is to renovate the building, extend it and to convert it into a two storey dwelling house (112sq.m.). The main access to the proposed dwelling is from the side (south facing) of the building, with patio door to the rear (west elevation, and windows on all elevations, and a carport on the front (eastern elevation).

8.2.4 The overall principle of the development, renovating a disused commercial building and converting it to residential use, would be in line with the general settlement policies and zoning of the site in the Clare County Development Plan. The site location is within town centre of a Key Town and within an established and zoned residential area. The location is also located within Ennis Architectural Conservation Area and having regard to the relevant section of the Plan, CP 16.4 as outlined in Section 5 of this report, I consider the proposal would not materially negatively impact on the ACA.

8.3 **Site Layout and Potential Impacts**

8.3.1 The site layout plan demonstrates clearly the relationship between the proposed development and the existing residential properties (Linnane Terrace built footprint and residential curtilages) and associated landuses. The existing building is flanked on both sides (north and south) by private gardens associated with no. 2 and No. 4 Linnane Terrace. The eastern boundary is the rear access road to Linnane Terrace. The face-to-face elevations between the rear of No. 3 Linnane Terrace and the front elevation of the subject building is 4.6m. Currently there is a small yard area to the

rear of the building, a small patio area is proposed on this western elevation of the proposed dwelling.

- 8.3.2 In my opinion, the existing site layout is substandard and has a number of serious site constraints to accommodate a new separate residential unit. The proposed main access to the dwelling is literally on or materially impacts the private garden area to the south of the site. There are windows along both north and south elevations that directly and materially impact on the level of privacy associated with the adjoining private open space areas. The rear garden areas associated with the terrace are behind a low wall on both sides. The plots are subdivided. I note the front building line of the subject bakery building is forward of the low wall fronting the gardens (see photo plates 4,5, and 6). The main access to the dwelling is from the setback area, yet the site boundaries do not extend to provide an access. The proposed access is via third party lands. This is unacceptable without the correct legal consent, and even with the correct consent, there may be future change of ownerships associated with the properties, and the access could be compromised. Furthermore, the loss of privacy onto adjoining properties from the windows associated with the side elevations of the proposed dwelling is unacceptable in terms of preserving residential amenity.
- 8.3.3 The separation distance between the proposed dwelling unit and the existing dwelling unit (No. 3 Linnane Terrace) is only 4.6m. In my opinion, the loss of privacy associated with the rear ground floor windows of No. 3 Linnane Terrace is significant. From the front elevation and the proposed access to the subject dwelling, there are clear views into the ground floor windows of No. 3 Linnane Terrace. The proposed development would, in my opinion, seriously injure existing residential amenities associated with a number of adjoining properties.
- 8.3.4 Furthermore, the separate sale of No. 3 Linnane Terrace and the bakery building has created no private amenity area/ storage area associated with No. 3 Linnane Terrace. Also noted under the current proposal there is a private amenity area proposed development to the rear of the dwelling, which is a mere 23sq.m. Combined with the potential overlooking and loss of privacy associated the contiguous gardens to the north and south of the former bakery, I consider the

proposed development to be a substandard and inappropriate residential development.

8.4 Technical Issues

8.4.1 The proposed connections to the public infrastructure serving the area have not been identified. According to technical reports on the planning application file, there were services to the rear of the Linnane Terrace that were discontinued, therefore it is unknown how the proposed development can be serviced.

8.4.2 In addition, the carport proposal to the front of the building is not practical, because the width between the front elevation of the proposed dwelling and the rear of No. 3 Linnane Terrace is too restricted to enable safe turning movements. I do accept the site location is town centre and services are within walking distance of the subject site. However, the proposed unit is three bedrooms, and in accordance with development plan parking standard, one parking space is required. There is not capacity to provide parking to cater for the development. The applicant has not considered refuse storage and collection either from the subject constrained site.

8.5 Brownfield and Infill Site Development

8.5.1 In the Clare County Development Plan 2023-2029, the regeneration of brownfield or infill sites for residential or mixed-use development is encouraged in appropriate town and village centre locations. However, it is stated, these development proposals must respect the character and appearance of their environs. The plan states a flexible approach may be taken by the Planning Authority in circumstances where the proposed development contributes to sustainable compact development. The applicant has submitted on appeal that a more flexible approach should be taken with the proposal as it is a sustainable form of development and complies with national planning policy in term of providing compact growth in the built-up area.

8.5.2 In my opinion, the proposed development by reason of its configuration and layout, would provide for a substandard form of residential accommodation which would fail to provide an adequate or acceptable level of amenity for future occupants, and would seriously injure existing residential amenities by loss of privacy. The appeal submission states the applicant is willing to reduce the overall footprint and floor area

associated with the conversion of the building to provide greater amenity area. It is submitted the structure can be reduced to a two bedroom unit with revisions to the fenestration along the side elevations of the former bakery buildings. There were no revised drawings provide for the Commission to consider. Notwithstanding that, I still consider the subject site unsuitable for residential use because of the significant injury that will result to the amenities of Linnane Terrace in terms of loss of privacy.

9.0 AA Screening

- 9.1. I have considered the proposed development in-light of the requirements S177U of the Planning and Development Act 2000 (as amended). The subject site is not immediate or within close proximity to a European Site.
- 9.2. The development consists of the conversion and extension of a former bakery to a residential unit within a mature urban setting, connected to piped services.
- 9.3. No significant 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 given the small-scale nature of the development.
- 9.4. I conclude 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 site is south of the River Fergus which flows through Ennis town, approximately 100m north of the site location. The development comprises of the conversion and extension of an old bakery building to a residential unit within the built up footprint of Ennis town centre. No water deterioration concerns were raised in the planning appeal.
- 10.2. I have assessed the 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.

- 10.3. 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 the small scale and nature of the development. I conclude based on objective information, the proposed development will not result in a risk of deterioration of 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.

11.0 Recommendation

- 11.1. I recommend the decision to refuse be upheld by the Commission.

12.0 Reasons and Considerations

1. Having regard to the configuration of the elements of the subject site comprising the conversion of a former bakery building to a residential unit, the layout of the existing rear access route, relationship with the contiguous private gardens and proximity of adjoining dwellings and the provisions of Clare County Development Plan 2023-2029, it is considered the proposed development by reason of its configuration and layout, would provide for a substandard form of residential accommodation which would fail to provide an adequate or acceptable level of amenity for future occupants, and would seriously injure existing residential amenities by loss of privacy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the design and layout of the proposed development fails to show due regard to the residential amenities of the adjoining dwellings, having regard, in particular, to the location and orientation of the proposed

dwelling on the site which, unlike the established pattern of development in the area, it formally addresses a shared private access road and the rear of an existing dwelling in close proximity to the front elevation, the design of the dwelling which fails to comply with the zoning objective in Clare County Development, which aims to protect residential amenities. 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.”

Caryn Coogan
Planning Inspector

24th August 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-501336 -CE-26
Proposed Development Summary	Renovation of an existing bakery, the addition of 28sq.m. and conversion to a dwelling
Development Address	No. 3 Linnane's Terrace
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.
(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)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to	State the Class here

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	State the Class and state the relevant threshold
☒ 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)	Less the 500 dwelling units

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:** _____

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL-501335-CE-26
Proposed Development Summary	Renovation of an existing bakery, the addition of 28sq.m. and conversion to a dwelling
Development Address	No. 3 Linnane Terrace, Kilrush Road, Co. Clare
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	The development has a modest footprint, within an existing structure, that does not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use,	The development is for the conversion of a former bakery building to the rear of an existing terrace into a dwellinghouse within an urban location connected to piped services.

abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	
Types and characteristics of potential impacts	Having regard to the modest nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required. Include the following paragraph under EIA Screening (a separate heading) in the Inspectors report.

Inspector: _____ **Date:** _____