



An
Coimisiún
Pleanála

Inspector's Report PL-501357-DF-26

Development	Retention of shed
Location	Markaline Ltd. Site, Delahasey, Ring Commons, Co. Dublin, K32 H248
Planning Authority	Fingal County Council
Planning Authority Reg. Ref.	F25A/0386E
Applicant(s)	Markaline Ltd
Type of Application	Retention
Planning Authority Decision	Refuse Retention
Type of Appeal	First Party Normal Planning Appeal
Appellant(s)	Markaline Ltd
Observer(s)	None
Date of Site Inspection	13 th August 2026
Inspector	Aisling MacNamara

1.0 Site Location and Description

- 1.1. The site is located within a rural area west of the M1 at Delahasey, Ring Commons near Balbriggan in County Dublin. The site is located at the corner of the R122 and L5155 roads. The site contains existing agricultural / warehouse shed buildings, a container and some outdoor equipment and materials located within a hardstanding yard and an area of overgrown waste land on the eastern part of the site. The existing site entrance is from the R122. The site is bound by high block walls and metal fencing./ gate. There are existing single dwellings adjoining to the northern and western boundary and there are a number of other single dwellings located in this surrounding area.

2.0 Proposed Development

- 2.1. Permission is sought for the retention of a 152sqm single storey storage shed on site, used for the storage of equipment and machinery associated with the operations of Markaline Ltd (a road marking business) and all ancillary site works.

The area of the site is 0.552ha.

There are two existing buildings on the site of 220sqm and 325sqm (not the subject of this application) – stated to be in warehouse use and office use of c83sqm.

The shed to be retained has a max ground to ridge height of 4.45m, finished in metal cladding, with roller shutter doors.

3.0 Planning Authority Decision

3.1. Decision

By order dated 20th April 2026, the planning authority refused permission for the proposed development for one reason:

- 1. The proposed development would represent consolidation of un-authorised development on this site. Insufficient information has been provided to demonstrate and confirm that the site has been in continuous commercial use*

since pre 1963 and 1963 and the absence of any subsequent permission to regularise the existing commercial enterprise on site. To permit the retention of the existing single-storey storage shed would result in the consolidation of unauthorised development on this site which would be highly inappropriate and contrary to the 'RC'-Rural Cluster zoning objective of the Fingal Development Plan 2023-2029 which seeks to 'Provide for small scale infill development serving local needs while maintaining the rural nature of the cluster', and 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 report of the Case Planner dated 25th June 2025 recommended Further Information.
- Further Information was requested on 27th June 2025 in relation to four items:
 - (1) Submit documentary evidence to demonstrate and confirm that the site has been in continuous commercial use since before 1963.
 - (2) Submit details in relation to surface water drainage arrangements serving the proposed retention element incorporating SUDS in compliance with Ciria SuDS Manual C753 and GDSDS.
 - (3) Demonstrate sightlines in accordance with TII DN GEO 03060 – 80km/hr speed limit requires sightlines of 145m to nearside road from 2.4m setback. Sightline to right (westward) is substandard and can be increased by maintenance of roadside verge to level grass verge. Submit sightline drawing.
 - (4) Evidence to be provided of legal consents for any works to third party lands for visibility access.
- The planning authority issued letter dated 8th December 2025 extending the period for submission of further information response by an additional three months up to 2nd April 2026.

- Response to FI request received on 30th March 2026. The FI response includes:
 - Documentary evidence and details in response to item 1.
 - Engineering report and drawings submitted in response to item 2 confirming that site topographical survey drawings show sightlines comply with DN GEO 03060.
 - Engineering report, infiltration tests and drawings submitted in response to item 3 stating that soakaway (with silt trap) proposed, designed in accordance with BRE365 to service the relevant roof area for 100 year return period with 30% allowance for climate change and urban creep with no requirement for off site conveyance and the proposed surface water management is an appropriate SuDS measure in accordance with Ciria SuDS Manual C753.
- The report of the Case Planner dated 17th April 2026 considered the FI response and recommended refusal of permission for one reason.

3.2.2. Other Technical Reports

- Transportation Planning Section

Report of 10th June 2025 recommends additional information in relation to sightlines.

Report of 14th April 2026 states no objection subject to conditions in relation to visibility splays, maintenance of verge, gates and carrying out of works.

- Water Services Department

Report of 3rd June 2025: Flood risk – no objection; Surface water drainage – additional information in relation to surface water drainage.

Report of 10th April 2026: Flood risk – no objection; Surface water drainage – no objection subject to no discharge to foul water system and compliance with Greater Dublin Regional Code of Practice for Drainage Works.

- Parks and Green Infrastructure Division

Report of 3rd June 2025 indicates no objection.

3.3. Prescribed Bodies

None

3.4. Third Party Observations

None

4.0 Planning History

93A/0392 – Dunne - permission granted for bungalow septic tank and percolation areas domestic garage and entrance.

F01A/1422 – Seamus Murphy - Withdrawn – permission for 2m boundary wall and entrance gates.

Enforcement case 24/249 – warning letter was issued dated 18th November 2024 in relation to alleged unauthorised development described as the construction of unauthorised structure and operation of a commercial business without planning permission.

5.0 Policy Context

5.1 Development Plan

Fingal County Development Plan 2023-2029 incorporating variations no. 1 and no. 2 (adopted 30th March 2026).

Chapter 13 Land Use Zoning

Site is zoned RC Rural Cluster

Objective Description: Provide for small scale infill development serving local needs while maintaining the rural nature of the cluster.

Objective Vision: Provide a viable alternative to settlement in the open countryside, and support small-scale infill development by providing the rural community with an opportunity to choose more rural-style housing than is provided within the Rural Villages, and by facilitating the development of small scale and home-based enterprise among members of the rural community.

Uses not permitted: Industry-General, Industry – Light, Plant Storage, Warehousing, Road Transport Depot, Vehicle servicing / Maintenance garage, Logistics

Note: Uses which are neither ‘Permitted in Principle’ nor ‘Not Permitted’ will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

13.3 Non-Conforming Uses

Throughout the County, there are uses which do not conform to the zoning objective of the area. These are uses which were in existence on 1st October 1964, or which have valid planning permissions, or which are un-authorised but have exceeded the time limit for enforcement proceedings. Reasonable intensification of extensions to and improvement of premises accommodating these uses will generally be permitted subject to normal planning criteria.

Objective ZO3 – Non-Conforming Uses - Generally, permit reasonable intensification of extensions to and improvement of premises accommodating non-conforming uses, subject to normal planning criteria.

13.4 Ancillary Uses

Objective ZO4 – Ancillary Uses Ensure that developments ancillary to the parent use of a site are considered on their merits.

Chapter 3 Sustainable Placemaking and Quality Homes

3.5.15.2 Rural Clusters

Objective SPQHO67 – Character and Role of the Rural Cluster - Permit only development within the Rural Clusters which has regard to the existing character and role of the cluster within the wider rural area, with particular care being taken that clusters do not compete with villages in the services they provide or the role and function they play within their rural area.

Chapter 7 Employment and Economy

7.5.1 Employment and Economic Development

Objective EEO6 – Regeneration of Obsolete/Underutilised Buildings and Lands
Promote the regeneration of obsolete and/ or underutilised buildings and lands that could yield economic benefits, with appropriate uses and subject to the proper planning and development of the area.

7.5.3 Rural Economy

Policy EEP23 – Rural Economy Support and protect existing rural economies such as valuable agricultural lands to ensure sustainable food supply, to protect the value and character of open countryside and to support the diversification of rural economies to create additional jobs and maximise opportunities in emerging sectors, such as agri-business, renewable energy, tourism and forestry.

Policy EEP26 – Rural Enterprise Encourage and support local enterprise within Fingal's small towns, villages and rural business zones by facilitating the provision of space for small scale employment including office development.

5.4 **Natural Heritage Designations**

There are no sites designated for natural heritage in the immediate area of the site. The closest site is Bog of The Ring pNHA c 1.4km from the site.

6.0 **EIA Screening**

The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 **The Appeal**

7.1. **Grounds of Appeal**

The appeal submission sets out details on the location and description of the proposed development and planning history.

The application is on foot of warning letter issued in November 2024. Note that the structure does not contain habitable space, is not connected to water or drainage services and is not used for direct commercial activity. Its purpose is for ancillary storage relating to the existing long established operations on the site. The site is in continuous commercial use and is statute barred from enforcement action as is in existence in excess of seven years. Statutory Declaration by former owner states site has been in continuous commercial use as garage and storage / workshop since prior to 1963. The only post 1963 development on site was minor roof refurbishment works carried out more than seven years ago.

The grounds of appeal are summarised as follows:

- Evidence demonstrating longstanding commercial use of the site

The planning authority applied unduly restrictive evidential threshold in assessing the historic use of the site particularly having regard to the practical limitations associated with sourcing historical business records and documentary material dating back six decades. The appeal is accompanied by a substantial body of supporting evidence in support of the longstanding commercial use of the site including statutory declaration, historical property and sales documentation, title documentation, commercial rates information and additional supporting material from Tailte Eireann. Supporting information previously submitted to planning authority together with additional information has been resubmitted with the appeal.

The planning authority adopted an unduly narrow interpretation of section 13.3 relating to non conforming uses. The applicant submits that the longstanding commercial use of the site falls within the development plan definition of non conforming use having exceeded the statutory period for enforcement proceedings.

The information submitted demonstrates that the commercial use of the site predates 1963 and has continued over a prolonged period of time thereafter.

- Principle of development and planning policy context

The proposed development relates to a modest ancillary storage structure associated with an established commercial yard and does not materially

intensify or alter the existing operation of the site. The proposal is consistent with CDP provision relating to non conforming uses including section 13.3 and objective ZO3 which support the reasonable intensification and improvement of the premises accommodating non conforming uses subject to normal planning criteria.

The proposal represents reasonable and proportionate ancillary extension to an established commercial premises. Planning authority acknowledged may constitute reasonable intensification of premises accommodating a non conforming use.

Proposal is consistent with broader economic and rural enterprise objectives – note EEP23 and EEP26. The proposal does not conflict with objective of maintaining rural character of area. The retention of the structure does not facilitate a new commercial use, significant expansion or material intensification of the site but rather regularises and supports the continued operation of an established use.

- Compliance with proper planning and environmental considerations

The proposed development was accepted by planning authority in respect of visual impact, residential amenity, drainage, transportation and environmental considerations. No substantive planning, traffic or environmental concerns remain outstanding. No third party submissions or objections were received.

Letter of support from Wildlife Rehabilitation Ireland – highlight the positive contribution of Markaline to rural biodiversity.

- Established planning principles and precedent context

The appeal will demonstrate that the proposed development should be assessed within the context of established planning principles relating to the retention and operation of longstanding commercial yard uses particularly where development is modest, ancillary and does not give rise to impacts.

Regard should be paid to ACP decision of relevance - Reference F24A/0871 / PL500066.

- Conclusion – Having regard to cumulative evidence submitted, the absence of adverse planning impacts, the modest and ancillary nature of the proposed

structure, the relevant provisions of the CDP, it is submitted that the proposal accords with proper planning and sustainable development and ACP should grant permission.

- Appendices include:

Appendix B – documentary evidence confirming historic commercial use of land – rates bills, statutory declaration, goehive aerial imagery, land folio, Tailte Eireann correspondence, sales brochure, conditions of sale contract.

Appendix C - letter of support from Wildlife Rehabilitation Ireland.

7.2. Planning Authority Response

The planning authority has submitted a response to the appeal, summarised as follows:

- the planning authority has no further comment,
- ACP is respectfully requested to uphold the decision of the planning authority,
- in the event that the appeal is successful, provision should be made for applying a financial contribution and / or any special development contributions required in accordance with Fingal County Council's section 48 development contribution scheme and condition where tree bond is required.

7.3. Observations

None

8.0 Assessment

- 8.1. Having examined the application details and all other documentation on file, including all submissions received in relation to the appeal and inspected the site and having regard to relevant policies and guidance, I consider that the main issues in the appeal are as follows:

- Principle of development / acceptability of use

8.2. Principle of development / acceptability of use

- 8.2.1. The proposed development is for retention permission of a 152sqm agricultural / warehouse type building used for storage of equipment and machinery associated with the operations of Markaline Ltd, a road marking business.
- 8.2.2. The site is located on lands zoned 'RC-Rural Cluster: *Provide for small scale infill development serving local needs while maintaining the rural nature of the cluster*' under the Fingal County Development Plan (CDP).
- 8.2.3. The planning authority has refused permission for one reason, which states that the proposed development would represent consolidation of unauthorised development due to the absence of information to show that the site is in continuous commercial use since pre 1963 and to permit retention would result in inappropriate consolidation of unauthorised development contrary to the zoning objective. The report of the planning authority's case officer indicates that there is insufficient information submitted to show that the site has been in continuous commercial use since 1963 and that the submitted statutory declaration alone is insufficient and further evidence such as documentation, invoices, photographs etc are required to confirm existing commercial use in existence prior to 1963.
- 8.2.4. Under the Rural Cluster zoning objective use class tables of the CDP, uses Industry-General, Industry-Light, Plant Storage and Warehousing are uses that are not permitted. As per this table, I consider that the use to be retained is not a permitted use in this zone and is a non conforming use.
- 8.2.5. Section 13.3 of the CDP relates to non conforming uses. It states the following:
"Throughout the County, there are uses which do not conform to the zoning objective of the area. These are uses which were in existence on 1st October 1964, or which have valid planning permissions, or which are un-authorised but have exceeded the time limit for enforcement proceedings. Reasonable intensification of extensions to and improvement of premises accommodating these uses will generally be permitted subject to normal planning criteria."
- 8.2.6. Objective ZO3 Non Conforming Uses states *Generally, permit reasonable intensification of extensions to and improvement of premises accommodating non-conforming uses, subject to normal planning criteria.*

8.2.7. The applicant has submitted an appeal against the decision of the planning authority, stating that the use on the site is long established and satisfies the requirements of section 13.3 and objective ZO3.

8.2.8. The following documentation, submitted with the application and appeal is submitted in support of the applicant's case:

- Statutory Declaration (witnessed by solicitor) from Gerard Dunne, dated 2001 stating he is registered owner and has been using the property as garage and storage / workshop since prior to 1963 and that the property has been in commercial use consistently since before 1963 and that the only development carried out since 1963 was reroofing of existing structure.
- Auctioneers sales brochure for the site 2019 describing the property as 'Industrial Units and Yard', with hard core yard, c465sqm warehouse, c83sqm office. The sales brochure refers to a 1991 pre 63 statutory declaration for use as garage storage / workshop.
- Commercial rate documentation from Fingal County Council for years 2025, 2021
- Conditions of Sale contract 2019 describing the property as industrial unit and yard.
- Aerial photography of site 1995,1996,2001,2006, 2013
- Tailte Eireann confirmation that property on site was valued for rates 1999, 2010,2019 and was occupied on these dates. In 2019 it was occupied by ESB.

8.2.9. I have had regard to the information provided including aerial images available on Google earth and geohive. The 2001 statutory declaration of the former owner states that the property was in commercial use for garage and storage / workshop prior to 1963 and that the commercial use continued consistently. It is clear that the buildings are long established and are visible on maps dating back to the 1990s. The aerial photographs indicate that the yard was in use from 1990s to c 2013, no activity until c 2021 and use again until present. The information from Tailte Eireann indicates that the property was valued for rates and occupied in the years 1999, 2010 and 2019 and that in 2019 the property was occupied by ESB. The rates

invoices indicate that commercial rates were paid to the Council in more recent years 2021 and 2025. The applicant states that they took possession of the site in 2021.

- 8.2.10. Based on the totality of the information submitted, I am satisfied that the applicant has submitted sufficient information to show that the subject site contains buildings and yard in commercial / industrial use for longstanding period and that there was commercial use on the property prior to 1963. I consider that the proposal qualifies for consideration under section 13.3 as a non conforming use.
- 8.2.11. Having regard to the small size and scale of the proposed building on the site of a pre existing non conforming commercial / industrial use, it is considered that the development is a reasonable intensification of the existing development which can be permitted under section 13.3 and objective ZO3.
- 8.2.12. In relation to other normal planning criteria, it is considered that the proposed building does not adversely impact on visual amenity, that the arrangements for the disposal of surface water are acceptable and that the entrance design and sightlines are acceptable. The building is for storage and will not result in processes that would result in noise or environmental emissions that would be detrimental to residential amenity or the environment. Therefore the proposal satisfies other planning criteria.
- 8.2.13. Having regard to the above, I consider that the proposal is in accordance with section 13.3 and objective ZO3 and is acceptable.

9.0 AA Screening

I have considered the proposed development in light of the requirements of section 177U of the Planning and Development Act 2000 as amended.

The subject site is located c 3.7km from North-West Irish Sea SPA.

The proposed development comprises the retention of an existing 152sqm storage building for equipment and machinery.

Having regard to the nature, scale and location of the subject development, 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 small scale nature of the works and the long established use of the site for commercial / industrial use,
- the lack of hydrological or ecological pathways between the development and the European site network,
- the distance to the European site network.

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

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.

The development incorporates acceptable SUDS measures to provide for the treatment and management of surface water from the roof of the subject building prior to discharge on site to ground. Having considered the nature, scale, and location of the proposed development, it is concluded that the proposal will not result in any risk of deterioration in the status of any water body, including surface waters (rivers and lakes), groundwater, transitional waters, or coastal waters. This applies to both qualitative and quantitative status, and in respect of temporary and permanent effects.

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 proposed development is considered to be compliant with the requirements of Article 4.

11.0 Recommendation

11.1. I recommend that permission be granted.

12.0 Reasons and Considerations

Having regard to

- The location of the site on lands zoned Rural Cluster under the Fingal County Development Plan 2023-2029 where the objective is to “provide for small scale infill development serving local needs while maintaining the rural nature of the cluster”,
- The proposal to retain a shed for storage of equipment and machinery associated with a road marking business, on the site with a long established industrial / commercial use,
- The provisions of the Fingal County Development Plan 2023-2029, in particular section 13.3 Non Conforming Uses and objective ZO3 to “Generally, permit reasonable intensification of extensions to and improvement of premises accommodating non-conforming uses, subject to normal planning criteria”,
- The small scale and size of the building to be retained,

It is considered that the proposed development is an acceptable form of development in accordance with objective ZO3 and that it would not seriously injure the visual or residential amenities of the area and would be acceptable in terms of traffic safety and public health.

1	The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars lodged with the application on 30 th March 2026, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained and completed in accordance with the agreed particulars.
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	Reason: In the interest of clarity.
2	Within six months of this order, the works for the drainage of surface water shall be completed in accordance with the details submitted to the planning authority on 30th March 2026. Reason: In the interest of public health and surface water management.
3	There shall be no objects, structures or planting within the visibility splay shown on submitted Site Entrance Sightline drawing no. 25193-LDE-ZZ-ZZ-TT-C-1002 and 1003 submitted 30th March 2026. The roadside verge shall be finished 200-300 millimetres above the carriageway level and in grass. Reason: in the interests of traffic safety and visual amenity.
4	The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme. Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Aisling Mac Namara
Planning Inspector

17th August 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	501357
Proposed Development Summary	Retention of storage shed
Development Address	Markaline Ltd site, Dehahasey, Ring Commons, Co.Dublin
	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.	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.	
☐ 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)	Schedule 5, Part 2, 10 (b) (iv) Urban development which would involve an area greater than 10 hectares in the built up area.

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	501357
Proposed Development Summary	Retention of storage shed
Development Address	Markaline Ltd site, Dehahasey, Ring Commons, Co.Dublin
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).	- Proposed uses are compatible with existing use on the site, - Modest size and intensity of development - Localised impact on natural resources - Modest production of waste - No significant risk of pollution or nuisance - No significant risk of accidents / disasters 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, 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).	- Existing developed site - Local ecology only on site - No built heritage on site - No surface water features on site. - No designated natural heritage sites on or adjoining the site. - Localised impacts landscape.
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).	Having regard to the following: - nature and scale of the development, - lack of significant environmental sensitivities on the site, - absence of significant effects and 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.
x	

There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	
There is a real likelihood of significant effects on the environment.	