



An
Coimisiún
Pleanála

Inspector's Report ACP-323510-25

Question

Whether change of use of house for student accommodation and associated alterations is or is not development and is or is not exempted development.

Location

60 Knocknashee, Dublin 14, D14XV34

Declaration

Planning Authority

Dun Laoghaire Rathdown County Council

Planning Authority Reg. Ref.

REF10725

Applicant for Declaration

Sheila Hillis.

Planning Authority Decision

Split Decision

Referral

Referred by

Sheila Hillis.

Owner/ Occupier

Davy Property Holdings Limited.

Observer(s)

None.

Date of Site Inspection

14th November 2025.

Inspector

Carol Smyth

1.0 Introduction

- 1.1. This Third-Party Section 5 referral relates to whether the change of use of 7 bedroom detached house at No. 60 Knocknashee, Goatstown to accommodate 13 no. students and associated alterations is or is not development and is or is not exempted development. The Section 5 referral is travelling with another third appeal ACP323417-25 at the same address for the change of use to a care home, the construction of an extension and all associated site works.
- 1.2. I did not gain access to the house at the time of the site inspection and have relied on the existing drawings as submitted with the concurrent appeal, ACP323417-25. In this regard I note that the submitted drawings indicate that the dwelling comprises 7 no. bedrooms.

2.0 Site Location and Description

- 2.1. The subject site, No. 60 Knocknashee, Goatstown is located within the administrative boundary of Dun Laoghaire Rathdown County Council. The subject property is located on the eastern side of Knocknashee, a cul-de-sac, accessed from Drummartin Road and Kilmacud Road Upper.
- 2.2. The subject property comprises a 2-storey detached 7-bedroom dwelling with a private rear garden and off-street parking for 3 no. cars. The dwelling is located immediately adjacent to a large area of open green space to the south and fronts onto a public green to the northwest. To the north the site is bounded by No. 61 Knocknashee, a detached two storey house and to the east by the rear gardens of No's 25 and 27 Eden Park Drive.
- 2.3. There is a converted single storey flat roof garage to the north side of the dwelling, which comprises a high-level window on the north facing elevation which is positioned within a larger window opening that has been blocked up. The window opens onto the side passage of the adjoining dwelling to the north, No. 61 Knocknashee.

3.0 The Question as submitted to the Planning Authority

- (i) Whether the use of 60 Knocknashee as accommodation for 13 students constitutes a material change of use from its authorised use as a single dwelling house;
- (ii) Whether such change of use (if found to exist) constitutes "development" within the meaning of Section 3 of the Act;
- (iii) Whether any such development is exempted development under Section 4 of the Act or the Planning and Development Regulations 2001(as amended).
- (iv) Whether building works, undertaken in apparent conjunction with the change of use(comprising installation of fenestration in the side elevation and the replacement garage door with fenestration) constitute development requiring planning permission.

4.0 Planning Authority Declaration

4.1. Declaration

Following a request by Sheila Hillis, Dun Laoghaire Rathdown issued a Notification of Declaration on Development and Exempted Development under Section 5 of the Planning and Development Act 2000 (as amended) on the 31st July 2025 as follows:

Having regard to sections 2,3 and 4(1)(h) of the Planning and Development Act 2000 (as amended), it is considered that:

1. The use of 60 Knocknashee to accommodate 13 students does not constitute a material change of use from its authorised use as a single dwelling house.
2. As no material change of use has occurred, the use does not constitute 'development' under Section 3(1), and the question of exemption does not arise.
3. The substitution of the garage door with fenestration constitutes 'development' and qualifies as 'exempted development' pursuant to Class 1 of Part 1,

Schedule 2 of the Planning and Development Regulations 2001 (as amended).

4. However, the installation of fenestration in the side elevation constitutes 'development' that is not exempted under 4(1)(h), as it materially alters the external appearance involving works on a party boundary.

4.2. Planning Authority Reports

4.2.1. Planning Reports

The Planning Officers report considered that the use of 60 Knocknashee to accommodate 13 students constituted a material change of use from its authorised use as a single dwelling house. An addendum was attached to the Planning Report from the Senior Executive Planner stating that the use of 60 Knocknashee to accommodate 13 students was exempt development.

The substitution of the garage door with fenestration was considered exempted development.

Further information was sought in relation to the fenestration to the side of the dwelling. On receipt of the Further Information which included photographs of the window on the side elevation of the garage opening onto the party boundary the Planning Authority concluded that the window was not exempt development.

4.2.2. Other Technical Reports

None on file.

5.0 Planning History

5.1. Referral Site

ACP323417-25

There is a concurrent third-party appeal on the site, following a grant of permission under DLRCC D25A/0329/WEB, for the change of use to care home and the construction of an extension.

5.2. Similar previous referrals to the Board

5.2.1. There are a number of previous Board decisions which are relevant.

5.2.2. ABP 319535-24

Whether the change of use of 20 number dwelling houses at Drominbeg, Rhebogue Road, Rhebogue, Limerick to use as student accommodation is or is not development and is or is not exempted development.

Decision: Is development and is not exempted development.

5.2.3. ABP 304692-19

Whether the use of student accommodation at Amnis House, Western Road, Cork for year-round short-term letting is or is not development or is or is not exempted development.

Decision: Is development and is not exempted development. (2019)

5.2.4. ABP Ref. 06.D.RL.2317

Whether (i) internal alterations to apartments units no. 117, 118, 119, 121, 123 and 124, and (ii) change of use of such units to student accommodation are or are not exempted development.

Decision: The change of use of these apartments to student accommodation is development and is not exempted development, but that the internal alterations to these apartments are exempted development. (2006)

6.0 Policy Context

6.1. National Policy and Guidelines

6.1.1. Guidelines on Residential Developments for Third Level Students (2020) – published by the Minister for Education and Science and the Minister for the Environment and Local Government to assist and inform developers and designers in formulating proposals for student residential development under Student Residential Accommodation tax incentives.

6.1.2. The National Student Accommodation Strategy (2017) - published by the Department of Education and skills. This document identifies actions to ensure that

there is an increased level of supply of purpose-built student accommodation (PBSA) to reduce the demand for accommodation in the private rental sector by both domestic and international students attending higher level education institutions.

6.1.3. Circular PL8/2016 APH 2/2016 - states that a flexible approach should be applied in planning conditions which relate to the use slash occupation of student accommodation in order to ensure the financial viability of such projects. Planning authorities are advised not to attach conditions restricting the use of student accommodation complexes for alternative uses during the summer or holiday periods while also ensuring that student accommodation is;

- not used for residential accommodation of a permanent nature
- safeguarded for use by students and other persons related to the higher education institute during the academic year,
- and capable of being used for legitimate occupation by other persons slash groups during holiday periods where not required for student accommodation purposes.

6.2. Development Plan

6.2.1. The site is governed by the policy and objectives of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 (referred to hereafter as the Development Plan). The site is zoned 'A' with the objective to provide residential development and improve residential amenity while protecting existing residential amenities.

The house is not a protected structure, nor is it in an Architectural Conservation Area. There are no objectives for preservation of views, or objectives for the preservation of any sites or features of archaeological, geological, historical, scientific or ecological interest on the site. There are no Tree Preservation Orders on the site.

6.2.2. Chapter 12 – Development Management, Section 12.3.7.11 - Student Accommodation

All proposals for student accommodation should comply with the Department of Education and Science Guidelines on Residential Development for Third Level Students (1999), the subsequent supplementary document (2005), the provision of

the 'National Student Accommodation Strategy' (2017), circular PL8/2016, and circular NRUP/05/2021. The Council will support the provision of on-campus accommodation and purpose built-professionally managed student accommodation off-campus at suitable locations.

The location of student accommodation should follow the following hierarchy of priority: -

- On campus.
- Within 1km distance from the boundary of a Third Level Institute.
- More than 1km from a Third Level Institute and within close proximity to high quality public transport corridors (DART, N11 and Luas), cycle and pedestrian routes and green routes.
- In all cases such facilities will be resisted in remote locations at a remove from urban areas.
- The potential impact on residential amenities. Full cognisance will be taken of the need to protect existing residential amenities particularly in applications for larger scale student accommodation, and such accommodation will not be permitted where it would have a detrimental effect.
- The level and quality of on-site facilities, including storage facilities, waste management, covered cycle parking and associated showers and locker, leisure facilities, car parking and amenity.
- The architectural quality of the design and also the external layout, with respect to materials, scale, height and relationship to adjacent structures. Internal layouts should take cognisance of the need for flexibility for future possible changes of use.
- The number of existing similar facilities in the area (applicable only to off campus accommodation). In assessing a proposal for student accommodation, the Planning Authority will take cognisance of the amount of student accommodation which exists in the locality and will resist the overconcentration of such schemes in any one area in the interests of sustainable development and residential amenity.

6.2.3. Chapter 13 Section 13.2 Definition of Use Classes

Residential - The use of a building or part thereof including houses, apartments, flats, bed sitters, etc., designed for human habitation.

(i) Student Accommodation

A building or part thereof used or to be used to accommodate students whether or not provided by a relevant provider (within the meaning of Qualifications and Quality Assurance (Education and Training) Act 2012), and that is not for use (i) as permanent residential accommodation, or (ii) subject to (b), as a hotel, hostel, apart-hotel or similar type accommodation, and (b) includes residential accommodation that is used as tourist or visitor accommodation but only if it is so used outside of academic term times. (from Planning and Development (Housing) and Residential Tenancies Act 2016).

6.3. Natural Heritage Designations

The site is situated approximately 3.2 km to the southwest of South Dublin Bay proposed NHA, South Dublin Bay and River Tolka Estuary SPA and South Dublin Bay SAC.

7.0 The Referral

7.1. Referrer's Case

7.1.1. The Third-Party referrer is appealing Dun Laoghaire Rathdown County Councils declaration in relation to:

- The use of 60 Knocknashee to accommodate 13 students does not constitute a material change of use as a single dwelling house.
- As no material change of use has occurred, the use does not constitute development under Section 3(1)
- The substitution of the garage door with fenestration constitutes development and qualifies as exempted development.

I note that the appeal does not refer to the window in the side elevation of the garage as this was deemed to be development which was not exempted development under 4(1)(h) of the Planning and Development Act 2000 (as amended) by the Planning Authority.

7.1.2. The following provides a summary of the grounds of the appeal:

- The change of use from a single-family home dwelling house to student accommodation for 13 occupants fundamentally alters the character of the use.
- The development plan distinguishes between residential use and student accommodation in its land use definitions.
- The development represents an intensification of the use with increased parking demand, different refuse generation and volumes, waste generation encouraging rodents and vermin, increased coming and going, different management structures – commercial letting versus owner occupation.
- The use is a material change of use from a single-family residential property.
- Internal alterations have taken place within the property to accommodate the students including the conversion of the garage and replacement of the garage door with a window and the insertion of windows on the side elevation overlooking the neighbouring property which is less than the 1 metre separation distance allowed by the Planning and Development Regulations (as amended).
- These works involving the conversion of the garage, the replacement garage door with a window and the window on the side elevation are not exempt under 4(1)(h) of the Act.
- The use represents the redevelopment of a single house to a house in multiple occupancy.

7.2. Planning Authority Response

None on file.

7.3. Owner/occupier's response

A response was submitted on behalf of the owner and is summarised as follows:

- The use does not constitute a material change of use.
- The proposed development has been assessed in the context of the issues raised case law such as Galway County Council v. Lackagh Rock (1985) I.R.120 at 127 and Esat Digifone v South County Council (2002) 3 I.R 585.
- The increase in residents at the property does not constitute an intensification of the use.
- The practical differences in the current use of the property as private rental accommodation for students is indiscernible from its established use. The only change being the socioeconomic class associated with the occupants of the dwelling.
- The subject dwelling comprises 7 no. bedrooms, a large living area, a kitchen and a rear garden. The number of persons residing in the house does not constitute a change of use.
- The house has not been subdivided into separate units.
- Planning legislation does not determine how many people can reside in a house.
- The use falls within the definition of residential use classification.
- The property is being used as intended i.e. a residential property providing long-term accommodation to people who happen to be students.
- The conversion of the garage to a bedroom and storage area is exempted development in accordance with Class 1 of 2, Part 1 of the Planning and Development Regulations 2001-2025 (as amended).
- The replacement of the garage door with a window constitutes exempted development under Section 4(1)(h) of the Planning and Development Act 2000.
- The window on the side elevation of the garage has been inserted into a larger existing window opening and is exempted development under Section 4(1)(h) of the Planning and Development Act 2000.

7.4. Further Responses

None on file

8.0 Statutory Provisions

8.1. Planning and Development Act, 2000 (as amended)

8.1.1. The following statutory provisions are relevant in this instance

8.1.2. Section 2(1): In this Act, except where the context otherwise requires

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal;

"structure" means any building, structure, excavation or other thing constructed or made on, in or under any land, or any part of a structure so defined and (a) Where this context so admits, includes the land on, in or under which the structure is situated".

"house" means a building or part of a building which is being or has been occupied as a dwelling or was provided for use as a dwelling but has not been occupied, and where appropriate, includes a building which was designed for use as 2 or more dwellings or a flat, an apartment or other dwelling within such a building;

"student accommodation" means a building or part thereof used, or to be used, for the sole purpose (subject to paragraph (b)) of providing residential accommodation to students during academic term times, whether or not provided by a relevant provider (within the meaning of the Qualifications and Quality Assurance (Education and Training) Act 2012), and that is not used, or to be used,— (a) as permanent residential accommodation, or (b) as a hotel, hostel, apart-hotel or similar type accommodation other than for the purposes of providing residential accommodation to tourists or visitors outside of academic term times;]

8.1.3. **Section 3(1):** in this Act, **"development"** means, except where the context otherwise requires, the carrying out of any works on, in, or under land or the making of any material change in the use of any such structures or other land.

8.1.4. **Section 4(1):** sets out developments that shall be exempted development for the purposes of this Act.

8.1.5. **Section 4(1)(h):** The following shall be exempted developments for the purposes of this Act— development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the

interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

8.2. Planning and Development Regulations, 2001 (as amended)

8.2.1. **Article 6(1)** 'Subject to article 9, development of a class specified in column of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.'

8.2.2. **Article 9(1)** Development to which article 5 relates shall not be exempted development for the purposes of the Act-

8.2.3. (a) if the carrying out of such development would-

(i) Contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act.

8.2.4. Schedule 2, Part 1 Exempted Development, Class 1 – Development within the curtilage of a house.

| Description of Development | Conditions and Limitations |
|--|--|
| The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any | 1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres. 2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after |
| garage, store, shed or other similar structure attached to the rear or to the side of the house. | 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres. |

| | |
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| | 6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. |
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9.0 Assessment

9.1. Is or is not development

- 9.1.1. First, I will consider the material change of use and secondly will consider the works to the property.
- 9.1.2. Material change of Use
- 9.1.3. A change of use must be material to constitute development as set out in Section 3 of the Act. There is no definition of 'material change of use' in the Act, or any other statute. The question of whether a change of use is a material one was addressed by Keane J in the case of *Monaghan County Council v Brogan* [1987] I. R. 333. He stated that the issues of relevance to the question are ... *'the matters which the planning authority would take into account in the event of a planning application being made for its use. If these matters are materially different (from the original use), then the nature of the use must equally have been materially different.'*
- 9.1.4. The Planning and Development Act 2000 (as amended) provides a clear distinction between 'house' and 'student accommodation'. Furthermore, as noted by the Third-Party, the Development Plan distinguishes between different forms of residential development including student accommodation. Having regard to the definitions of 'house' and 'student accommodation' and the criteria as set out in the Development Plan for student accommodation, I do not consider that the property would align with the definition of student accommodation which is that its sole purpose is to provide for student accommodation. Furthermore, the property does not contain the specific attributes of student accommodation such as clusters of bedrooms around shared kitchens and the provision of leisure facilities.
- 9.1.5. The property has an established use as a house and can therefore be used as permanent residential accommodation. In this regard I note that there are no restrictions in relation to occupancy of a house, unlike student accommodation.

Furthermore, having regard to the drawings submitted with the concurrent appeal (ACP-323417-25) I note that the house comprises 7 no. bedroom, a kitchen and a dining room and a living room. Therefore, I do not consider that an occupancy of 13 no. persons is an over intensification of use.

9.1.6. The renting of rooms to students in my view would not constitute a change of use from dwelling house to student accommodation within the meaning set out Planning and Development Act, 2000 (as amended) or the definitions as set out in the Development Plan. I consider that the property falls within the definition of the house because of definition of student accommodation requires that its sole purpose is to provide for student accommodation. I am therefore satisfied that no material change of use has occurred and no development has therefore occurred.

9.1.7. Works

9.1.8. The third-party referrer and owner state that internal alterations have taken place by converting the garage to bedroom accommodation and storage, by replacing the garage door with a window and the insertion of a window in the side elevation of the dwelling at ground floor level.

9.1.9. Section 2 of the Planning and Development Act 2000, as amended, defines "works" as including any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal. I am satisfied that these works constitute "development" as per Section 3 of the Planning and Development Act 2000, as amended.

9.2. **Is or is not exempted development**

9.2.1. The question to be addressed is whether those development works constitute exempted development or not. I will assess each of the aspects of the development against Section 4(1)(h) of the Planning and Development Act 2000 (as amended) and the Schedule 2, Part 1 Exempted Development, Class 1 – Development within the curtilage of a house of the Planning and Development regulations 2001 (as amended) were applicable.

9.2.2. Conversion of the Garage

9.2.3. Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001 (as amended) allows for the extension of a house or the conversion for use as part of the house of any garage. I note that there are no limitations or conditions relating to the size of the garage as set out in the Regulations. I am therefore satisfied that the conversion of the garage to residential accommodation is exempt development under Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001 (as amended).

9.2.4. Substitution of the Garage Door with a Window

Having visited the site, I note that other houses in the vicinity have replaced garage doors with windows. Having regard to the external appearance and character of the subject house, a detached structure, and the character of the adjacent houses in the vicinity, I am satisfied that the alteration to the front façade by substituting the garage door with a window would not render the appearance inconsistent with the character of the structure or of neighbouring structures. I consider that the substitution of the garage door with a window on the front façade of the house is exempt development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

9.2.5. Window in the side elevation of the Converted Garage.

9.2.6. In response to the Third-Party referral, the owner contends that the garage contained a larger window on the side elevation. The garage aligns with the mutual side boundary with the adjoining property No. 61 Knocknashee and the subject window is positioned along the side boundary with the neighbouring property. I note the photograph submitted by the owner in their submission in response to the referral and the photographs submitted from the referrer with the Planning Authority documentation. The photographs indicate a blocked up large window opening with smaller high-level windows inserted into the existing blocked up window opening. The Third Party refers to the 1 metre distance window limitation as set out in Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001 (as amended). I note that this limitation as set out in the regulations applies to extensions and not to the conversion of an existing garage.

9.2.7. Given the existence of a previous window at this location as evidenced in the photographs submitted and having regard to the reduction in the overall size of the window opening, I consider that the reduced window on the side elevation of the

converted garage does not materially alter the external appearance of the structure in a manner which is inconsistent with the character of the existing dwelling and neighbouring properties. I therefore consider that the window on the side elevation of the converted garage is exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).

10.0 Recommendation

10.1. I recommend that the Commission should decide this referral in accordance with the following draft order.

WHEREAS a question has arisen as to

(i) Whether the use of 60 Knocknashee as accommodation for 13 students constitutes a material change of use from its authorised use as a single dwelling house;

(ii) Whether such change of use (if found to exist) constitutes "development" within the meaning of Section 3 of the Act;

(iii) Whether any such development is exempted development under Section 4 of the Act or the Planning and Development Regulations 2001(as amended).

(iv) Whether building works, undertaken in apparent conjunction with the change of use(comprising installation of fenestration in the side elevation and replacement of the garage door with fenestration) constitute development requiring planning permission.

is or is not development or is or is not exempted development:

AND WHEREAS Sheila Hillis requested a declaration on this question from Council and the Council issued a declaration on the 31st day of July, 2025 stating that

Having regard to sections 2,3 and 4(1)(h) of the Planning and Development Act 2000 (as amended), it is considered that:

1. The use of 60 Knocknashee to accommodate 13 students does not constitute a material change of use from its authorised use as a single dwelling house.
2. As no material change of use has occurred, the use does not constitute 'development' under Section 3(1), and the question of exemption does not arise.
3. The substitution of the garage door with fenestration constitutes 'development' and qualifies as 'exempted development' pursuant to Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001 (as amended).
4. However, the installation of fenestration in the side elevation constitutes 'development' that is not exempted under 4(1)(h), as it materially alters the external appearance involving works on a party boundary.

AND WHEREAS referred this declaration for review to An Coimisiún Pleanála on the 25th day of August , 2025:

AND WHEREAS An Coimisiún Pleanála, in considering this referral, had regard particularly to –

- (a) Section 2(1) of the Planning and Development Act, 2000, as amended,
- (b) Section 3(1) of the Planning and Development Act, 2000, as amended,
- (c) Section 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (d) article 6(1) and article 9(1) of the Planning and Development Regulations, 2001, as amended,

- (e) Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended,
- (f) The concurrent planning appeal ACP-323417-25 which provided floor plans,
- (g) The pattern of development in the area:

AND WHEREAS An Coimisiún Pleanála has concluded that:

- (a) The use of the property at No. 60 Knocknashee, a 7 bedroom dwelling house, to accommodate 13 students does not constitute a material change of use from its authorised use as a single dwelling house, as the the property falls within the definition of the house and not student accommodation which sets out that its sole purpose is to provide for student accommodation, and there is no intensification of the residential use. As no material change of use has occurred, the use does not constitute 'development' under Section 3(1) of the Planning and Development Act 2000, as amended.
- (b) The conversion of the garage to residential use is 'development' and is 'exempted development' as set out under Class 1, Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended.
- (c) The substitution of the garage door with fenestration constitutes 'development' and qualifies as 'exempted development' as it does not render the appearance inconsistent with the character of the structure or of neighbouring structures or materially alter the external appearance of the dwelling and comes with the scope of Section 4(1)(h).
- (d) The alteration of an existing larger blocked up window opening with the insertion of a smaller high-level window on the side elevation of the converted garage constitutes 'development' and qualifies as 'exempted development' as it does not materially alter the external

appearance of the structure in a manner which is inconsistent with the character of the existing dwelling and neighbouring properties and comes within the scope of Section 4(1)(h),.

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the

The use of 60 Knocknashee to accommodate 13 students is not development.

The substitution of the garage door with fenestration is development and qualifies as exempted development.

The installation of fenestration in the side elevation is development and is not exempted development.

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, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.



Carol Smyth
Planning Inspector

11th December 2025

Form 1 - EIA Pre-Screening

| | |
|---|---|
| Case Reference | 323510-25 |
| Proposed Development Summary | Whether change of use of house for student accommodation and associated alterations is or is not development and is or is not exempted development. |
| Development Address | 60, Knocknashee, Goatstown, Dublin 14, D14XV34 |
| 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) | <input type="checkbox"/> Yes, it is a 'Project'.. Proceed to Q2. |
| | <input checked="" type="checkbox"/> 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)? | |
| <input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP. | State the Class here |
| <input type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3 | |
| 3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds? | |
| <input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed | |

| | |
|---|--|
| <p>type of proposed road development under Article 8 of the Roads Regulations, 1994.</p> <p>No Screening required.</p> | |
| <p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p>EIA is Mandatory. No Screening Required</p> | <p>State the Class and state the relevant threshold</p> |
| <p><input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p>Preliminary examination required. (Form 2)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p> | <p>State the Class and state the relevant threshold</p> |

| | |
|--|--|
| <p>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)?</p> | |
| <p>Yes <input type="checkbox"/></p> | <p>Screening Determination required (Complete Form 3)</p> |
| <p>No <input checked="" type="checkbox"/></p> | <p>Pre-screening determination conclusion remains as above (Q1 to Q3)</p> |

Inspector:  Date: 11/14/25

Date: _____