



Leitrim County Council Planning Report

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| Reference No: | ED25-39 |
| Applicant: | Aoileann & David Fidler |
| Location: | Aghavilla, Carrigallen, Co. Leitrim H12 WR62 |
| Application Type: | Declaration under Section 5 of the Planning and Development Act 2000, as amended |
| Proposal: | (1). Replacement of an existing porch; (2). Alterations to roof profile of boiler house; (3.) Change roofing material of two structures (boiler house and former coach house); (4.) Refurbishment of an existing rear extension structure adjoining dwelling, including change of use of part of structure from agricultural shed to residential use; and (5.) Re-roof a former dwelling structure. |
| Date of Site Inspection: | 03/10/2025 |
| Due Date: | 08/10/2025 |

Introduction

This subject request for a declaration under Section 5 of the Planning and Development Act 2000, as amended, was received by the Planning Authority on the 11th of September 2025 following receipt of the requisite application fee and relates to whether a number of proposed refurbishment works comprising of: (1.) replacement of an existing porch; (2.) alterations to the roof profile of a former boiler house; (3.) change roofing material of two structures (boiler house and former coach house); (4.) refurbishment of an existing rear extension structure adjoining the existing dwelling, including change of use of part of structure from agricultural use to residential use; and (5.) re-roof a former dwelling structure at Aghavilla, Carrigallen, Co. Leitrim H12 WR62 is or is not development and whether it is or is not exempted development.

Site Location and Context

The subject site is located within the rural townland of Aghavilla, approximately 3km northwest of Carrigallen and approximately 10km southeast of Ballinamore. The subject site currently accommodates an existing two storey dwelling of a distinct rural vernacular design which appears structurally sound and habitable, with this dwelling incorporating a single storey rear extension element that extends some 15m from the rear elevation. An initial section of this rear extension appears to be structurally sound and roofed; however, the remaining section of the rear extension is unroofed and appears in a ruinous condition with a number of significant cracks in the exterior wall of the structure. This unroofed section also appears to have been converted into stalls for livestock holding and this is also stated in the submitted application form.

Adjoining the two-storey dwelling at its eastern side elevation is a single storey shed-like structure, purported to be a former boiler house, with a further double-level gable fronted shed-type structure, speculated to be a former coach house, adjoining this structure to the east. Two separate adjoining structures are set back from this double-level shed-type structure and comprise of what resembles a former two storey dwelling that is in a dilapidated state with no roof and extensive vegetation growing out of its structure, and an adjoining single storey shed-type structure with corrugated sheeting roofing material. The submitted application form states that this structure has been used as an animal shelter at some time.

A separate shed-type structure is located approximately 30m northeast of this complex of buildings. The subject site is accessed via a private lane which joins with the L-15302 Local Tertiary Road to the south. Extensive areas of conifer forestry plantations surround the subject site, with the subject site well screened by existing mature vegetation and tree cover from the public road.

The surrounding land use is characterised by silviculture, in the form of extensive tracts of forestry to the north and south, and agriculture, in the form of farm holdings and associated agricultural structures, with some sporadic one-off rural housing.

The nearest Natura 2000 site is Lough Oughter and Associated Loughs Special Area of Conservation (SAC Site Code: 000007) which is located approximately 6.3km east of the subject site.

The nearest nationally designated site is Glasshouse Lake proposed Natural Heritage Area (pNHA Site Code: 000983) which is located approximately 4.8km east of the subject site.

The subject site is not located within any landscapes designated for amenity value in the Leitrim County Development Plan 2023-2029.

Planning History

No recent planning history on record.

Relevant Legislation

Planning and Development Act 2000, as amended

Section 2 Interpretation

Section 2(1) of the Planning and Development Act, 2000 (as amended) provides an interpretation of 'works' as including 'any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal...'. An "alteration" includes '...the replacement of a door, window or roof... that materially alters the external appearance of a structure so as to render the appearance inconsistent with the character of the structure or neighbouring structures...'

Section 3 Development

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 structures or other land.

Section 4 Exempted Development

Section 4(1) The following shall be exempted developments for the purposes of this Act—

(h) 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;

S.4 (2) (a) The Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that—

(i) by reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development, or

(ii) the development is authorised, or is required to be authorised, by or under any enactment (whether the authorisation takes the form of the grant of a licence, consent, approval or any other type of authorisation) where

the enactment concerned requires there to be consultation (howsoever described) with members of the public in relation to the proposed development prior to the granting of the authorisation (howsoever described).

(b) Regulations under paragraph (a) may be subject to conditions and be of general application or apply to such area or place as may be specified in the regulations.

(c) Regulations under this subsection may, in particular and without prejudice to the generality of paragraph (a), provide, in the case of structures or other land used for a purpose of any specified class, for the use thereof for any other purpose being exempted development for the purposes of this Act.

Planning and Development Regulations 2001, as amended

Article 6(1) of the Planning and Development Regulations 2001, as amended, states that:

Subject to article 9, development of a class specified in column 1 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.

Article 9(1) of the Planning and Development Regulations 2001, as amended, identifies restrictions on exemptions. Of relevance in this case would be the following:

(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

(iii) endanger public safety by reason of traffic hazard or obstruction or road users

(vi), interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan.

Article 10 of the Planning and Development Regulations 2001, as amended, prescribes the conditions for which a change of use may be considered exempted development having regard to classes of use specified in Part 4 of Schedule 2 of the Regulations.

Class 7 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, allows for the construction or erection of a porch outside any external door of a house to be exempt from requiring planning permission subject to conditions and limitations as set out in column 2 as follows:

1. Any such structure shall be situated not less than 2 metres from any road.

2. The floor area of any such structure shall not exceed 2 square metres.

3. The height of any such structure shall not exceed, in the case of a structure with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.

Item (b) of Class 50 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, allows for the "demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act".

Assessment

Referral Question

Upon inspection of the submitted application documentation relating to this referral, it is considered that referral question is based simply on whether a number of refurbishment works comprising of: (1.) replacement of an existing porch; (2.) alterations to the roof profile of a former boiler house; (3.) change roofing material of

two structures (boiler house and former coach house); (4.) refurbishment of an existing rear extension structure adjoining the existing dwelling, including change of use of part of structure from agricultural shed to residential use; and (5.) re-roofing a former dwelling structure at Aghavilla, Carrigallen, Co. Leitrim H12 WR62 is or is not development and whether it is or is not exempted development.

Is or is not development

In relation to whether the proposed works are development, regard is had to Section 3(1) of the Planning and Development Act 2000, as amended, which defines 'development' as comprising of two possible components: *"the carrying out of any works on, in, over or under land"*, or *"the making of any material change in the use of any structures or other land"*.

Section 2(1) of the Act provides an interpretation of 'works' as *"the carrying out of any works on, in over, or under land"* including *"any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal..."*.

The issue of whether or not the proposed works constitute development is not disputed. Having regard to the definition of "works" as set out in Section 2 of the Planning and Development Act 2000, as amended, it is clear that the proposed works constitute development within the meaning of the Act.

Is or is not exempted development

Given the various elements associated with the subject works, each of these elements is assessed individually.

In relation to the proposed demolition of the existing porch element at the front elevation of the two-storey habitable dwelling and its replacement with a similar sized enclosed porch area with a pitched slate roof, the Planning Authority notes the provisions of item (b) of Class 50 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, which allows for the *"demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act"*.

Similarly, the Planning Authority notes the provisions of Class 7 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, allows for the construction or erection of a porch outside any external door of a house to be exempt from requiring planning permission subject to conditions and limitations as set out in column 2 as follows:

1. Any such structure shall be situated not less than 2 metres from any road.
2. The floor area of any such structure shall not exceed 2 square metres.
3. The height of any such structure shall not exceed, in the case of a structure with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.

No detailed plans or elevations of the proposed porch have been submitted with the application documentation. Notwithstanding, it is noted from the submitted application form that the proposed replacement porch element will provide for a similarly sized enclosed porch area with a pitched slate roof. Having regard to the stated parameters of the proposed porch, it is considered that the proposed demolition of the existing porch and its replacement with a similarly scaled porch with pitched slate roof is considered exempted development under the provisions of Class 7 and Class 50 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended.

In relation to the proposed alterations to the roof profile of the former boiler house structure adjoining the two-storey dwelling, encompassing the proposed raising of the roof of the structure to have its ridgeline at the same level as the existing two-storey dwelling, regard is had to the provisions of Section 4(1)(h) of the Planning and Development Act 2000, as amended, which states:

(h) 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;

The proposed raising of the roof profile of the former boiler house structure will, in my opinion, materially alter the external appearance of the structure to the extent that it is inconsistent with the appearance and character of the original structure. In this respect, I consider the proposed alteration to be material which would be development and would not be exempted development.

In consideration of the proposed change of roofing material from corrugated sheeting to slate for the former boiler house and former coach house structures to match the roofing finish of the existing two-storey dwelling, which is considered to be development, regard is again had to the provisions of Section 4(1)(h) of the Planning and Development Act 2000, as amended. In this regard, it is considered that proposed roofing finish would not materially affect the external appearance of the structures in question so as to render their appearance inconsistent with the character of the structures themselves or of neighbouring dwelling house structure. Accordingly, it is considered that these proposed works would be development and would be exempted development.

In relation to the proposed refurbishment of the existing single-storey rear structure adjoining the two-storey dwelling, it is clear that there is a compartmentalisation of this structure in terms of use and condition. The initial section of this rear extension appears to be structurally sound and roofed and appears to have been used for residential purposes in the recent past, albeit its present condition, both internally and externally, has depreciated over time. The refurbishment of this initial section adjoining the two-storey dwelling would clearly be in accordance with the provision of Section 4(1)(h) of the Planning and Development Act 2000, as amended, in providing for the maintenance and improvement of this initial section without materially affecting the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. Accordingly, the proposed refurbishment works to this initial section of the rear extension adjoining the two-storey dwelling are considered to be development and exempted development.

Notwithstanding, the remaining section of this single-storey rear extension is in a ruinous condition with no roof and clear structural cracks to sections of the exterior walls. Having regard to the extent of works required to renovate the original structure to make it habitable, it is considered that such works go beyond mere alteration and repair and do not fall within the scope of Section 4(1)(h) of the Planning and Development Act 2000, as amended. Moreover, it is clear from an inspection of this ruinous section that its function for residential use, if such a use was ever used in respect of this section of the structure, has long since been abandoned and has more recently been used for agricultural purposes. The proposed change of use of this section of the structure from agricultural use to residential use is considered a material change of use having regard to the provisions of Article 10 and Part 4 of Schedule 2 of the Planning and Development Regulations 2001, as amended, which cannot avail of any exempted development provisions and would therefore require planning permission. Accordingly, having regard to the provisions of Section 4(1)(h) of the Planning and Development Act 2000, as amended, and Article 10 and Part 4 of Schedule 2 of the Planning and Development Regulations 2001, as amended, it is considered that the proposed refurbishment of this derelict section of the single-storey rear extension to the two-storey dwelling and its proposed change of use from agricultural to residential is development that is not exempted development.

Regarding the final element of the proposed works entailing the re-roofing of the existing dilapidated two-storey structure which previously functioned as a dwelling but more recently for agricultural purposes, regard is again had to the provisions of Section 4(1)(h) of the Planning and Development Act 2000, as amended. In this regard, it is considered that proposed roofing finish would not materially affect the external appearance of the structure in question so as to render its appearance inconsistent with the character of the structure or of neighbouring structures. Accordingly, it is considered that these proposed works would be development and would be exempted development, however, any change of use of this structure from agricultural to residential would be considered a material change of use and would require planning permission.

Appropriate Assessment

The proposal has been assessed having regard to the requirements of the EU Habitats Directive. The proposed development has been screened for Appropriate Assessment (AA), and it has been determined that an AA is not required. See Appropriate Assessment (AA) screening report attached.

Environmental Impact Assessment

Having regard to the limited nature and scale of the proposed development and the fact that the development proposed is not of a development type or class set out in Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended, it is concluded that there is no real likelihood of significant effects on the environment arising from the proposed development having regard to the criteria set out in Schedule 7 to the Planning and Development Regulations 2001, as amended. It is therefore concluded that EIA is not required.

Recommendation

Having regard to the foregoing, I recommend that the Planning Authority issue the following Declaration under Section 5 of the Planning and Development Act 2000, as amended:

WHEREAS a question has arisen as to whether a number of refurbishment works comprising of: (1.) replacement of an existing porch; (2.) alterations to the roof profile of a former boiler house; (3.) change roofing material of two structures (boiler house and former coach house); (4.) refurbishment of an existing rear extension structure adjoining the existing dwelling, including change of use of part of structure from agricultural shed to residential use; and (5.) re-roofing a former dwelling structure at Aghavilla, Carrigallen, Co. Leitrim H12 WR62 is or is not development and whether it is or is not exempted development;

AND WHEREAS the said question was referred to Leitrim County Council by Aoileann & David Fidler on the 11th of September 2025;

AND WHEREAS Leitrim County Council, in considering this referral, had regard particularly to –

- (a) Sections 2(1), 3(1) and 4(1) of the Planning and Development Act, 2000, as amended,
- (b) Articles 6(1), 9(1) and 10 of the Planning and Development Regulations 2001, as amended,
- (c) Class 7 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended,
- (d) Class 50 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended,
- (e) Part 4 of Schedule 2 of the Planning and Development Regulations 2001, as amended, and
- (f) the documentation submitted as part of the referral;

AND WHEREAS Leitrim County Council has concluded that:

- (a) the proposed demolition of the existing porch element at the front elevation of the two-storey habitable dwelling and its replacement with a similar sized enclosed porch area with a pitched slate roof constitutes development which is exempted development with the provisions of Class 7 and Class 50 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, applying in this instance;
- (b) the proposed raising of the roof profile of the former boiler house structure would materially alter the external appearance of the dwelling structure to the extent that it is inconsistent with the appearance and character of the original structure;
- (c) the proposed change of roofing material from corrugated sheeting to slate for the former boiler house and former coach house structures would not materially affect the external appearance of the structures in question so as to render their appearance inconsistent with the character of the structures themselves or of the neighbouring dwelling house structure;
- (d) the proposed refurbishment of the initial section of the existing single-storey rear structure adjoining the two-storey dwelling would not materially affect the external appearance of the structure in question so as to render its appearance inconsistent with the character of the structure;

- (e) the proposed refurbishment and change of use from agricultural use to residential use in respect the remaining derelict section of the single-storey rear extension does not fall within the scope of Section 4(1)(h) of the Planning and Development Act 2000, as amended, and would be a material change of use; and
- (f) the proposed works entailing the re-roofing of the existing derelict two-storey structure which previously functioned as a dwelling but more recently for agricultural purposes, with slate would not materially affect the external appearance of the structure in question so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.

NOW THEREFORE Leitrim County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the 2000 Act, as amended, hereby declares that:

The proposed works comprising of: (1.) the proposed demolition of the existing porch element at the front elevation of the two-storey habitable dwelling and its replacement with a similar sized enclosed porch area with a pitched slate roof; (2.) the proposed change of roofing material from corrugated sheeting to slate for the former boiler house and former coach house structures; (3.) the proposed refurbishment of the initial section of the existing single-storey rear structure adjoining the two-storey dwelling; and (4.) the proposed works entailing the re-roofing of the existing derelict two-storey structure which previously functioned as a dwelling but more recently for agricultural purposes, with slate at Aghavilla, Carrigallen, Co. Leitrim H12 WR62 is development and is exempted development and the proposed works at the same address comprising of: (5.) the proposed raising of the roof profile of the former boiler house structure; and (6.) the proposed refurbishment and change of use from agricultural use to residential use in respect of the remaining derelict section of the single-storey rear extension to the two-storey dwelling is development that is not exempted development.



Liam Flynn
Senior Executive Planner
Date: 03/10/2025

APPENDIX A – Site Photos



Fig. 1 – Front elevation of dwelling with subject porch element



Fig. 2 – Rear elevations of dwelling and adjoining former boiler house and coach house structures



Fig. 3 – Initial section of single-storey rear extension



Fig. 4 – Remaining derelict section of single-storey rear extension (eastern elevation)



Fig. 5 – Remaining derelict section of single-storey rear extension (western elevation)



Fig. 6 – Former two-storey dwelling proposed to be re-roofed



Appropriate Assessment Screening and Determination

STEP 1. Description of the project/proposal and local site characteristics:


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| (a) File Reference No: | ED25-39 |
| (b) Brief description of the project or plan: | As per planning report |
| (c) Brief description of site characteristics: | As per planning report |
| (d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW | No |
| (e) Response to consultation: | N/A |

STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

| European Site (code) | List of Qualifying Interest/Special Conservation Interest | Distance from proposed development (km) | Connections (Source- Pathway- Receptor) | Considered further in screening Y/N |
|--|---|---|---|-------------------------------------|
| Lough Oughter and Associated Loughs SAC (000007) | https://www.npws.ie/protected-sites/sac/000007 | 6.3km | None | No |
| Please Select | | | | |

STEP 3. Assessment of Likely Significant Effects

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| (a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings: | |
| Impacts: | Possible Significance of Impacts: (duration/magnitude etc.) |
| Construction phase e.g. <ul style="list-style-type: none"> Vegetation clearance Demolition Surface water runoff from soil excavation/infill/landscaping (including borrow pits) Dust, noise, vibration Lighting disturbance Impact on groundwater/dewatering Storage of excavated/construction materials Access to site Pests | No significant potential impacts. |
| Operational phase e.g. <ul style="list-style-type: none"> Direct emission to air and water Surface water runoff containing contaminant or sediment Lighting disturbance Noise/vibration | No significant potential impacts. |

| <ul style="list-style-type: none"> • Changes to water/groundwater due to drainage or abstraction • Presence of people, vehicles and activities • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents | | | | | | | | | | | | | |
|---|---|---|----------------------|-----------------|---|-------------------------------------|--|---|--------------------------|---|--|--------------------------|---|
| In-combination/Other | No significant potential impacts. | | | | | | | | | | | | |
| (b) Describe any likely changes to the European site: | | | | | | | | | | | | | |
| <ul style="list-style-type: none"> • Examples of the type of changes to give consideration to include: • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc.) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site | No significant potential impacts. | | | | | | | | | | | | |
| (c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | | | | | | | | | | |
| Step 4. Screening Determination Statement | | | | | | | | | | | | | |
| The assessment of significance of effects: | | | | | | | | | | | | | |
| Describe how the proposed development (alone or in-combination) is/is not likely to have significant effects on European site(s) in view of its conservation objectives. | | | | | | | | | | | | | |
| Having regard to the information on file, the nature and scale of the proposed development, its distance from European sites, the lack of direct connections with regard to the Source-Pathway-Receptor model, it is concluded that the proposed development, either alone or in-combination with other developments, is not likely to have any significant effects on any European site in view of its conservation objectives. | | | | | | | | | | | | | |
| Conclusion: | | | | | | | | | | | | | |
| | <table border="1"> <thead> <tr> <th></th> <th>Tick as Appropriate:</th> <th>Recommendation:</th> </tr> </thead> <tbody> <tr> <td>(i) It is clear that there is no likelihood of significant effects on a European site.</td> <td><input checked="" type="checkbox"/></td> <td>The proposal can be screened out: Appropriate assessment not required.</td> </tr> <tr> <td>(ii) It is uncertain whether the proposal will have a significant effect on a European site.</td> <td><input type="checkbox"/></td> <td> <input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission </td> </tr> <tr> <td>(iii) Significant effects are likely.</td> <td><input type="checkbox"/></td> <td> <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission </td> </tr> </tbody> </table> | | Tick as Appropriate: | Recommendation: | (i) It is clear that there is no likelihood of significant effects on a European site. | <input checked="" type="checkbox"/> | The proposal can be screened out: Appropriate assessment not required. | (ii) It is uncertain whether the proposal will have a significant effect on a European site. | <input type="checkbox"/> | <input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission | (iii) Significant effects are likely. | <input type="checkbox"/> | <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission |
| | Tick as Appropriate: | Recommendation: | | | | | | | | | | | |
| (i) It is clear that there is no likelihood of significant effects on a European site. | <input checked="" type="checkbox"/> | The proposal can be screened out: Appropriate assessment not required. | | | | | | | | | | | |
| (ii) It is uncertain whether the proposal will have a significant effect on a European site. | <input type="checkbox"/> | <input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission | | | | | | | | | | | |
| (iii) Significant effects are likely. | <input type="checkbox"/> | <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission | | | | | | | | | | | |
| Signature of Recommending Planner: | <div>  </div> | | | | | | | | | | | | |
| Date: | 03/10/2025 | | | | | | | | | | | | |



Environmental Impact Assessment (EIA) Pre-Screening

Establishing if the proposal is a 'sub-threshold development'

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| File Reference No: | ED25-39 |
| Development Summary: | As per Planning Report |
| Was a Screening Determination carried out under Section 176A-C?: | <input type="checkbox"/> Yes – No further action required <input checked="" type="checkbox"/> No – Proceed to Part A |

Part A - Schedule 5 Part 1 - Does the development comprise a project listed in Schedule 5, Part 1, of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)

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| <input type="checkbox"/> Yes – specify class: | EIA is mandatory No screening required |
| <input checked="" type="checkbox"/> No | Proceed to Part B |

Part B - Schedule 5 Part 2 - Does the development comprise a project listed in Schedule 5, Part 2, of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)

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|--|--|
| <input checked="" type="checkbox"/> No, the development is not a project listed in Schedule 5, Part 2 | No screening required |
| <input type="checkbox"/> Yes, the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): | EIA is mandatory No screening required |
| <input type="checkbox"/> Yes, the project is of a type listed but is <i>sub-threshold</i> : | Proceed to Part C |


Part C – If yes, has Schedule 7A information/screening report been submitted?

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| <input type="checkbox"/> Yes, Schedule 7A information/screening report has been submitted by the applicant | Screening Determination required |
| <input type="checkbox"/> No, Schedule 7A information/screening report has not been submitted by the applicant | Preliminary Examination required |

EIA Preliminary Examination:

The Planning Authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

| | Comment: | Yes/No/Uncertain: |
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| Nature of the development: <i>Is the nature of the proposed development exceptional in the context of the existing environment?</i> <i>Will the development result in the</i> | | |

| | | | |
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| <i>production of any significant waste, or result in significant emissions or pollutants?</i> | | | |
| Size of the development: Is the size of the proposed development exceptional in the context of the existing environment? Are there cumulative considerations having regard to other existing and/or permitted projects? | | | |
| Location: <i>Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?</i> <i>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</i> | | | |
| Preliminary Examination Conclusion: | | | |
| Based on a preliminary examination of the nature, size or location of the development. (Tick as appropriate) | | | |
| <input checked="" type="checkbox"/> There is no real likelihood of significant effects on the environment. EIA is not required. | <input type="checkbox"/> There is real likelihood of significant effects on the environment. An EIAR is required. | <input type="checkbox"/> There is significant and realistic doubt regarding the likelihood of significant effects on the environment. Request the applicant to submit the Information specified in Schedule 7A for the purposes of a screening determination. Proceed to Screening Determination. | |
| Signature of Recommending Planner: |  | | Date: 03/10/2025 |