



Leitrim County Council Planning Report

Reference No:	ED 26-01
Applicant:	Cheryl Povey
Location:	Tullynascreen, Dromahair, Co. Leitrim.
Application Type:	Declaration under Section 5 of the Planning and Development Act 2000, as amended.
Proposal:	Declaration under Section 5 of the Planning and Development Act 2000, as amended, as to whether the whether (1) the renovation of a derelict building for use as a residential dwelling; (2) the extension of main building by 40sqm by using an outbuilding attached to side of the main derelict building; (3) adding a 2sqm porch to the front of the main derelict building; (4) the installation of a borehole; and (5) the construction of a 25sqm garage on lands behind the front building line constitutes development, and if so, whether such development is or is not exempted development.
Date of Site Inspection:	16/01/2026
Due Date:	08/02/2026

Introduction

This is a request for a Declaration under Part 1, Section 5 of the Planning and Development Act 2000, as amended, as to whether the renovation of a derelict building for use as a residential dwelling constitutes development and, if so, whether such development is or is not exempted development at Tullynascreen, Dromahair, Co. Leitrim.

The development subject to this application is as follows: whether (1) the renovation of a derelict building for use as a residential dwelling; (2) the extension of main building by 40sqm by using an outbuilding attached to side of the main derelict building; (3) adding a 2sqm porch to the front of the main derelict building; (4) the installation of a borehole; and (5) the construction of a 25sqm garage on lands behind the front building line constitutes development, and if so, whether such development is or is not exempted development.

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 12th of January 2026.

Planning History

There is no documented planning history on file for the subject site.

Site Location and Description

The subject site is located in the townland of Tullynascreen, which is circa 8 km south of Dromahair and 13km west of Drumkeeran. The site in question is accessed off a local Road the L-8277. A vacant cottage type dwelling (tiled roof, largely intact) is on site with attached breeze block shed with a corrugated roof along the eastern elevation. The site is accessed via a long agricultural access road, which is in poor repair. The site is located at the brow of a hill and is relatively flat. The site is surrounded by farmland and young forestry plantations.



Fig. 1 Location of subject site and access from L8277.

The nearest Natura 2000 site is Lough Gill SAC (Site Code: 001976) located 4km to the north of the subject site. The nearest nationally designated sites are Carrane Hill Bog NHA (Site Code: 002415) located some 3.12km to the south of the site and Corry Mountain Bog NHA (Site Code: 002321) located some 4.3km to the southeast of the site.

The subject site is located within in an area designated as ‘Low Capacity’ within the Leitrim County Development Plan 2023-2029.

It is proposed to renovate the existing derelict buildings for use as a residential dwelling, by adding a porch and extending the dwelling by using existing adjoining sheds. It is also proposed to provide for a 25m² garage and installation of a borehole.

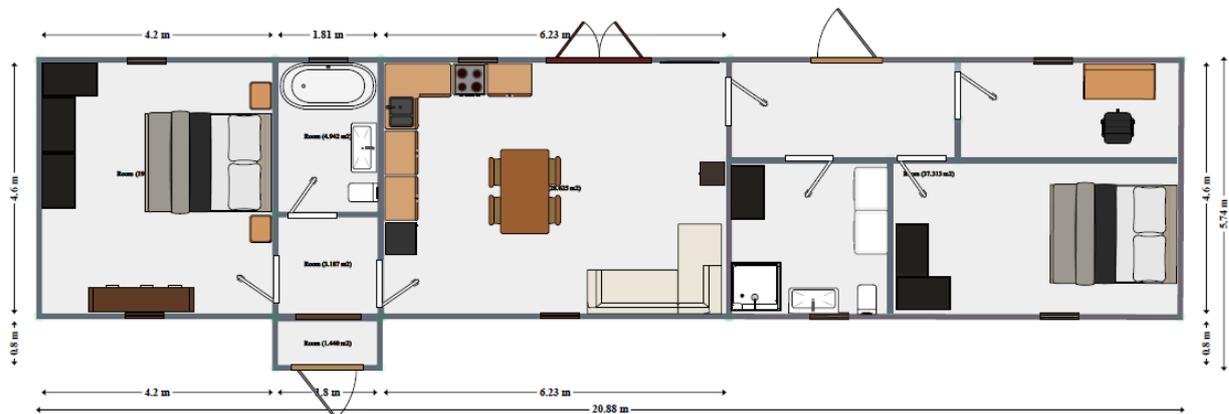


Fig. 2 Floor plans for the proposed development

Description of Existing Structures on Site.

The poor state of repair of the ‘existing dwelling’ on site can be evidenced from the following photographs. The attached shed which is proposed to be used as an extension to the dwelling is agricultural in nature and construction, a cattle crush is connected to the back wall of it, it would require substantial works to bring it up to standard.



Fig. 3 The rear elevation and front elevation



Fig.4 Plaster has fallen of at eastern gable end, exposing the underlying stones an enabling plants to grow



Fig. 5 Poor state of repair of western gable and wall sitting on exposed foundation stones



Fig. 6 Front corner is pulling away from the house and poor conditions of gable wall and roof



Fig. 7 Front and rear elevation of shed, proposed to be used as an extension to the dwelling.

The interior of the dwelling shows a similar state of disrepair, with much evidence of water ingress, crumbling plaster, ivy ingress and it should also be noted that the block cavity repair job to the gable is not tied into the adjoining walls as is evidenced from daylight coming through it. It would appear as if the original wall collapsed or possibly the house was larger and a portion was knocked, (see figures 5 and 6) it's not clear when or why this wall was constructed, but it is currently bowing outwards and is covered in ivy, the roof would indicate that that a portion of this was lost at the same time as the gable.



Fig. 8 Structural cracks, water ingress, poor condition of floors and roof, block wall not tied into stone wall, daylight visible.

From the site inspection and the attached structural report provided with the application, it is evident that the structure on site, while it is domestic in nature could not be classed as habitable and is in a dangerous condition. The amount of work required to get it to a liveable condition is substantial, such as under pinning the structure, new roof, replacing walls and floors, door, windows, this would be tantamount to altering the structure to such a degree that it could no longer be deemed to be the same building, there is also a strong possibility of total collapse if any works are undertaken and this would result in a need for a total rebuild. An extract from the accompany engineering report is set out below, which further reinforces this conclusion.

Summary of Engineering Survey prepared by G. Gray & Associates LTD:

“In conclusion we are of the opinion that the dwelling is in a structurally unsound and dangerous condition at present. There is evidence of structural movement/ structural defect to the external walls, chimneys and roof of the dwelling all as referred to in our report.”

“the dwelling is currently derelict and not fit for habitation, complete rebuilding/refurbishment works will be required to leave the dwelling in a satisfactory condition.”

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...'

In relation to the interpretation of a habitable house, which is relevant in the context of the proposed works, the Planning Authority will rely on the definition contained within Section 2 (Interpretation) of the Planning and Development Act 2000 (as amended) where a "habitable house" "means a house which:

- a) is used as a dwelling
- b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling and is not derelict, or,
- c) was provided for use as a dwelling but has not been occupied".

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.

Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, allows for the following exemption subject to conditions and limitations as set out in column 2:

Description of Development:

Development within the curtilage of a house

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 garage, store, shed or other similar structure attached to the rear or to the side of the house.

Conditions and Limitations:

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.

(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.

(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 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 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.

(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.

(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

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

(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

7. The roof of any extension shall not be used as a balcony or roof garden.

Class 3 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, allows for the construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure to be exempt from requiring planning permission subject to conditions and limitations as set out in column 2 as follows:

1. No such structure shall be constructed, erected or placed forward of the front wall of a house.

2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.

3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.

4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.

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

6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.

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.

Class 44 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, allows for the “sinking of a well, drilling of a borehole, erection of a pump, or construction of a pumphouse, for the purpose of providing a domestic water supply, or a group water supply scheme in accordance with a plan or proposal approved by the Minister or a local authority for the purpose of making a grant towards the cost of such works”.

Assessment

Referral Question

Having carried out a site inspection and reviewed all the documents relating to this referral, I consider the question to be based simply on whether: (1) the renovation of a derelict building for use as a residential dwelling; (2) the extension of main building by 40sqm by using an outbuilding attached to side of the main derelict building; (3) adding a 2sqm porch to the front of the main derelict building; (4) the installation of a borehole; and (5) the construction of a 25sqm garage on lands behind the front building line constitutes development and, if so, whether such development 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 proposed works, each of these elements is assessed individually.

In consideration of the renovation works to the structure, including utilisation of the attached shed as an extension, 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 building is uninhabited. It is proposed to renovate the existing building for residential use. As per the submitted application form, the applicant intends to apply for the derelict grant and states that the property has not been habitable for decades. It is intended for the renovated structure to have the same general footprint as the original structure, extending it by way of incorporating the attached agricultural shed.

In the first instance, having regard to the definition of "habitable dwelling" contained within Section 2(1) of the Planning and Development Act 2000 (as amended) and to the current state of dereliction associated with the subject structure as confirmed by visual inspection and, indeed, as stated in Engineering Survey prepared by G. Gray & Associates Ltd., the subject structure can no longer be classed as a "habitable dwelling" and its use as a dwelling has clearly been abandoned by virtue of the extent of its dereliction. The subject structure is now a former dwelling. As a result of this uninhabitable condition, the subject property cannot benefit from any of the exemptions that pertain to a habitable dwelling house including those that come under Class 1, Class 3 and Class 7 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, in relation to the provision of a rear extension, garage structure or porch elements respectively.

Notwithstanding, as evidenced from a visual inspection of the existing condition of the structure and based on information and reports submitted by the applicant, it can be concluded that the amount of work required to

bring the structure up to a liveable condition is substantial, such as under pinning the structure, new roof, replacing walls and floors, door, windows, this would be tantamount to altering the structure to such a degree that it could no longer be deemed to be the same building. There is also a strong possibility of total collapse if any works are undertaken and this would result in a need for a total rebuild.

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, and not capable of availing of any exemption under this legislative provision. In addition, the shed proposed to be utilised for the extension is agricultural in nature, with any use of this structure for residential purposes requiring a change of use permission. Accordingly, these proposed works are considered to be development and is not exempted development.

Moreover, any potential exemptions relating to the remaining elements, namely the proposed garage, porch and borehole are related to “*development within the curtilage of a house*”. Given the subject structure can no longer be classed as a dwelling house, for reasons set out above, the applicant cannot avail of any such exemptions for these remaining elements. Accordingly, the proposed works are considered development that is not exempted development.

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 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 and is sub-threshold of applicable development type/class set out in 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 (1) the renovation of a derelict building for use as a residential dwelling; (2) the extension of main building by 40sqm by using an outbuilding attached to side of the main derelict building; (3) adding a 2sqm porch to the front of the main derelict building; (4) the installation of a borehole; and (5) the construction of a 25sqm garage on lands behind the front building line at Tullynascreen, Dromahair, Co. Leitrim, 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 Cheryl Povey on the 12th January 2026:

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

- (a) Sections 2(1), 3(1) and 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (b) Articles 6(1) and 9(1) of the Planning and Development Regulations 2001, as amended,
- (c) Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended
- (d) Class 3 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended
- (e) Class 7 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended
- (f) Class 44 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended

- (g) Schedule 2 - Part 1, Part 2, Part 3 and Part 4 of the Planning and Development Regulations 2001 (as amended) and
- (h) the documentation submitted as part of the referral;

AND WHEREAS Leitrim County Council has concluded that:

- a. having regard to the definition of “habitable dwelling” contained within Section 2(1) of the Planning and Development Act 2000 (as amended) and to the current state of dereliction associated with the subject structure as confirmed by visual inspection and, indeed, as stated in Engineering Survey prepared by G. Gray & Associates Ltd., the subject structure can no longer be classed as a “habitable dwelling” and its use as a dwelling has clearly been abandoned by virtue of the extent of its dereliction.
- b. As a result of this uninhabitable condition, the subject property cannot benefit from any of the exemptions that pertain to a habitable dwelling house including those that come under Class 1, Class 3 and Class 7 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, in relation to the provision of a rear extension, garage structure or porch elements respectively.
- c. 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, and not capable of availing of any exemption under this legislative provision.
- d. The shed proposed to be utilised for the extension is agricultural in nature, with any use of this structure for residential purposes requiring a change of use permission.

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 renovation of a derelict building for use as a residential dwelling; (2) the extension of main building by 40sqm by using an outbuilding attached to side of the main derelict building; (3) adding a 2sqm porch to the front of the main derelict building; (4) the installation of a borehole; and (5) the construction of a 25sqm garage on lands behind the front building line at Tullynascreen, Dromahair, Co. Leitrim, is development that is not exempted development.



Aileen Farrell
Assistant Planner
Date: 27/01/2026



Liam Flynn
Senior Executive Planner
Date: 27/01/2026

Note to Applicant:

Should you wish to lodge a full planning application, it will be necessary to provide for a wastewater treatment system meeting the full provisions of the 'Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent < 10)' (EPA, 2021). Given the layout of the derelict cottage and the length of abandonment it is not believed that there is currently an existing septic tank and therefore cannot rely on the provision of the variances provided for in section 1.3 of the EPA Code of Practice 2021.

Section 1.3 of the EPA Code of Practice 2021 states:

'Existing DWWTSs may not meet the performance as set out in this CoP. If existing DWWTSs are being upgraded, variances to the requirements set out within the CoP may be considered by the local authority where the authority is satisfied that the proposed upgrade will protect human health and the environment.'



Appropriate Assessment Screening and Determination

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

(a) File Reference No:	ED 26-01
(b) Brief description of the project or plan:	As per Section 5 report
(c) Brief description of site characteristics:	As per Section 5 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 (code)	Site	List of Qualifying Interest/Special Conservation Interest	Distance from proposed development (km)	Connections (Source- Pathway- Receptor)	Considered further screening Y/N
Lough Gill SAC (001976)		https://www.npws.ie/protected-sites/sac/001976	4 km	None	No

STEP 3. Assessment of Likely Significant Effects

(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 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 	No significant potential impacts.

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:		
	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	<input 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:		Date: 27/01/2026



Environmental Impact Assessment (EIA) Pre-Screening

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

File Reference No:

ED 26-01

Development Summary:

As per Section 5 Report

Was a Screening Determination carried out under Section 176A-C?:

- Yes – No further action required
 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)

Yes – specify class:

EIA is mandatory
No screening required

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)

No, the development is not a project listed in Schedule 5, Part 2

No screening required

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

Yes, the project is of a type listed **but** is *sub-threshold*:
[Schedule 5 Part 2 10 (dd) *All private roads which would exceed 2000 metres in length*]

Proceed to Part C

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

Yes, Schedule 7A information/screening report has been submitted by the applicant

Screening required **Determination**

No, Schedule 7A information/screening report has not been submitted by the applicant

Preliminary required **Examination**

EIA Preliminary Examination:

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

Nature of the development:

Is the nature of the proposed development exceptional in the context of the existing environment?

Comment:

Yes/No/Uncertain:

No

