



Leitrim County Council Planning Report

Planning Reference No:	26/60184
Applicant:	SB Capital Holdings Ltd
Location:	Unit 1, Block C, Mercantile Plaza, Townspark, Carrick on Shannon Co. Leitrim, N41 RC62
Application Type:	Permission
Proposed Development	Change of Use of existing unit from Bookmakers to Amusement and Gaming Arcade with associated external signage.
Site Notice:	Site notice visible and legible in accordance with the Planning and Development Regulations 2001, as amended, when inspected.
Due Date:	15/09/2026

Description of Proposed Development

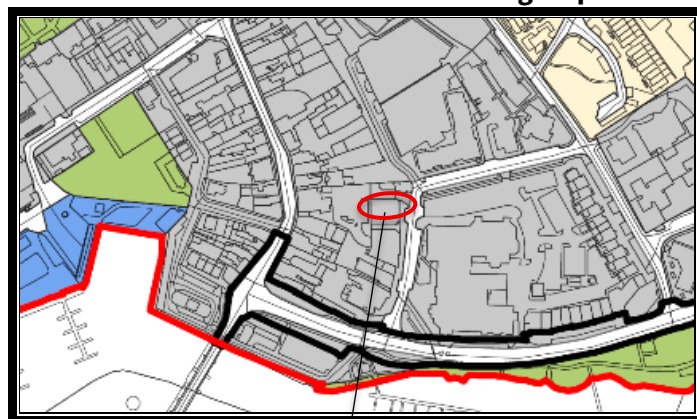
Planning permission is sought for the change of use of the existing unit from bookmakers to amusement and gaming arcade with associated external signage at Unit 1, Block C, Mercantile Plaza, Townspark, Carrick on Shannon, Co. Leitrim, N41 RC62.

Site Location and Context

The subject site, with a stated site area of 0.021 hectares is located within the designated commercial core of Carrick-on-Shannon with the existing unit being currently vacant and unused. The subject site is located at Unit 1, Block C, Mercantile Plaza, within the heart of Carrick on Shannon commercial core and zoned as 'Town Core' as identified in the Carrick-on-Shannon Joint Local Area Plan 2025-2031. The subject unit with a floor area of 187.3sq.m was previously used as a bookmakers but is now unoccupied. Unit 1 lies on the ground floor and exhibits both dual entry/exit points with existing toilets and WC facilities as evident from the drawings submitted.

The nearest Natura 2000 site is Annaghmore Lough Special Area of Conservation (SAC Site Code: 0001626) which is located approximately 16km southwest of the subject site. The nearest nationally designated site is Lough Drumharlow proposed Natural Heritage Area (pNHA Site Code: 001643) which is located approximately 900m northwest of the subject site. The subject site is not located within any designated landscape or scenic route or view as designated in the Leitrim County Development Plan 2023-2029.

Carrick-on-Shannon JLAP Zoning Map.



Subject Site

The subject site is also located within a Zone of Archaeological Notification (Zone Ref. R164644) (formerly known as a Zone of Archaeological Potential) associated with the historic town of Carrick-on-Shannon (National Monument Service Ref. No. LE031-005- Historic Town).



Subject site

Planning History

P. 04/1917 Granted Permission to construct mix use development comprising retail & residential on site formerly known as JE Campbell Ltd. Development will consist of: (A) demolition of a warehouse & storage shed to rear of site & partial demolition of existing shop, while retaining & modifying existing elevation including changing the use of 1st & 2nd floors from use as 2 apartments & beauty parlour to use as 4 no. 2 bed apartments together with all associated services; (B) construct new retail development at ground & 1st floor comprising 11 no. retail units with a total gross retail floor area of 2,902 sq metres including provision of baby changing and creche facilities; (C) to construct 13 new two bed apartments; (D) construct new basement carparking with 88 car spaces & 38 cycle spaces; (E) construct new entrance & access ramp into the basement carpark; and provide

service yard with new entrance, waste management facilities & ancillary works including landscaping and open space requirements in lieu of 18 apartments & 74 car park spaces

P. 07/27 (Granted) Permission to provide a mixed-use development comprising of: A) partial demolition to existing shop, change of use of 1st and 2nd floor from 4 No. apartments to restaurant at 1st floor and office space at 2nd. floor, provision of 561m² extension to existing 3 storey building to provide 2 No. shop units with a total floor area of 274m² at ground floor level, 38m² office and 234m² restaurant at First Floor level, 274m² office space at second floor level; B) construct new 3 storey building with basement and attic conversion, comprising of 8 No. two storey retail units at ground and first floor level total retail area 1,816m², 8 no. 2 bed apartments at second floor level (in lieu of 9 no. office suites), and 8 no. 2 bed apartments in attic space; C) construct new 3 storey building measuring a total of 229m² with ground floor retail unit and first and second floor office space; D) provide a total of 77 no. car parking spaces (39 no of which are located in basement of building referred to at B) and 36 no. cycle spaces, provide open paved courtyard (which contains remaining 38 car parking spaces); E) provide new vehicular and pedestrian entrance to open courtyard with pedestrian link to Bridge Street, and entrance and access ramp into basement carpark; F) provide service yard including 25m² ESB substation building, landscaping, waste management facility and ancillary works; and G) all site works and services associated with the development including signage to all units.

P. 07/699 (Granted) Permission to integrate 2 No. two storey retail units to form new single unit at ground floor level with change of use to same unit from retail to bookmakers office and also formation of new single office area at first floor with change of use from retail to office within the existing development under construction planning reference P.07/27.

Services/Infrastructure

Wastewater

The application documentation has indicated that the development is serviced by the existing connection to the public sewer.

Water Supply

The application documentation has indicated that the development is serviced by an existing connection to the public mains.

Storm Water Disposal

The application form has indicated that surface water from the development is being disposed of via a public drain.

Natural, Archaeological and Architectural Heritage

Natural Heritage

The nearest Natura 2000 site is Annaghmore Lough Special Area of Conservation (SAC Site Code: 0001626) which is located approximately 16km southwest of the subject site.

The nearest nationally designated site is Lough Drumharlow proposed Natural Heritage Area (pNHA Site Code: 001643) which is located approximately 900m northwest of the subject site.

The subject site is not located within any designated landscape or scenic route or view as designated in the Leitrim County Development Plan 2023-2029.

Archaeological and Architectural Heritage

There are no protected structures located within the subject site. A Zone of Archaeological Notification (Zone Ref. R164644) (formerly known as a Zone of Archaeological Potential) also coincides with the subject site, on account of its close proximity to a number of Recorded Monuments including the historic town of Carrick-on-Shannon (National Monument Service Ref. No. LE031-005 Historic Town), the Costello Memorial Chapel on

Bridge Street (NMS Ref. No. LE031-005003- Mausoleum) and the remnants of Carrick-on-Shannon Castle on the eastern bank of the Shannon River (NMS Ref. No. LE031-005001- Fortification).

Internal and Prescribed Bodies Referrals

The application was referred to the following, with responses indicated below:

Name	Status	Required By Date	Requested Date	Returned Date
Access Officer Martin Donnelly	INTERNAL REQUESTED	25/08/2026	24/07/2026	
Chief Fire Officer Noel O'Reilly	INTERNAL REQUESTED	25/08/2026	24/07/2026	
District Engineer South Leitrim Area	INTERNAL REQUESTED	25/08/2026	24/07/2026	

None received to date

Submissions/Observations

There were 6 no. submissions received from the following:

1. Rachel Keaney
2. DNG McGill
3. Georgia Visyei
4. Paul O'Brien
5. Peter P Gillett & Associates
6. Cllr Irene Guckian Rabbitte

Summary of Issues Raised

Some of the submissions received raise concerns that the proposed development gives rise to a significant intensification and a material change which is not appropriate and that a gaming type business is not compatible with the established character and amenity use of this area. Permitting the proposed use would introduce new incompatible uses with increased noise together with potential for antisocial behaviour.

The gambling use of this premises would further impact on the character and tourism nature of Carrick on Shannon and the previous bookmakers use should not justify the new gambling use. A number of the concerns received also raised the addictive, negative socio-economic, mental health, community effects that this type of commercial will ultimately create and will set a precedent for similar type developments. Other submissions consider that this planning application does not demonstrate nor make a positive contribution to this part of the town centre and is therefore an undesirable and unsuitable use for Carrick on Shannon. Therefore, this planning application should be refused on socio-economic and health grounds as this type of facility is not considered entertainment.

A further submission also states that although the proposal is 'Open for Consideration' this should not automatically be considered or deemed acceptable and further questions arise whether this particular use is appropriate and sustainable at this particular location and whether it will support the long-term vitality, character and amenity of Carrick-on-Shannon for residents, businesses and visitors. Some of the submissions also argue that the proposed change of use would not complement or relate to the existing retail, community or cultural activities nearby. In addition, the proximity to residential units and the Primary Care Centre is also cited as not being appropriate.

Representations

None received. The Planning Authority notes that 1 of the submissions is from Cllr Irene Guckian Rabbitte.

Part V

Not applicable.

Pre-Planning Consultation

Pre-planning consultation referenced under PL57/3747 with the following a summary of advice:

Regarding the proposal for change of use from bookmakers to gaming and amusement arcade with associated external signage, the Planning Authority will first be guided by the zoning matrix (Table 9.2: Land Use Zoning Matrix) of the Carrick-on-Shannon Joint Local Area Plan (JLAP) 2025-2031 which indicates that the proposed commercial change of use appears acceptable in principle. Please note however that the JLAP does not include a land-use zoning matrix comprising a list of specific uses that are permitted, not permitted or open for consideration in land-use zones. The County Development Plan zoning matrix will therefore have to be consulted....

The Planning Authority would accept that the proposed use would provide for a use with certain similarities to the permitted use which had previously occupied the premises. There is no other similar type use within the town of Carrick-on-Shannon so no argument could be presented of an overconcentration of such uses being created. The subject premises is currently vacant and similar services to those which would be offered in the amusement arcade would have historically operated from the bookmaker's premises on site albeit ancillary in nature to the main use. It is generally accepted that evening and night-time commercial uses such as amusement arcades are more appropriately located within town centres, as opposed to established residential areas. With the attachment of appropriate conditions restricting noise levels and opening hours, the Planning Authority would be satisfied that the proposed development would not be detrimental to neighbouring residential amenities by way of nuisance. Furthermore, the premises would require a Gaming Licence, which are reviewed annually and would require An Garda Síochána to confirm that issues have not arisen. Addressing vacancy is a primary objective in creating a vibrant town centre and the proposed use on a street considered a secondary street, replacing a similar type of use, would not unreasonably conflict with the other town centre uses.

Set within this context, the principle of the proposed development would appear to be acceptable. Any forthcoming planning application for the proposed development should detail proposed opening hours and any lighting and signage materials associated with the proposal. The proposal will also need to demonstrate that this proposal complies with both section 13.13.3 Secondary Retail Outlets and section 13.13.5 Shop Fronts, Advertising and Signage of the Leitrim County Development Plan 2023-2029.

Policy Context

Carrick-on-Shannon Joint Local Area Plan 2025-2031:

Land Use Zoning objectives

Town Core

Objective: To maintain and enhance the vitality and viability of the existing town centre through consolidation with an appropriate mix of retailing, commercial, cultural and residential activities.

Encourage and facilitate the development of under-utilised land and brownfield sites creating a mix of uses to make the town centre an attractive place to visit, shop and live in. The full use of upper floors in buildings, preferably for residential use, will be encouraged. The character of the town centre shall be protected and enhanced. Development proposals should provide a use, scale, form and design that accords with the role,

function and size of the town or village centre. The zoning emphasises compact growth objective and priority for public transport, pedestrians and cyclists while minimising the impact of private car-based traffic.

Section 4 – Economic Development

CARRICK POL 1 To deliver and offer support to existing businesses in Carrick-on-Shannon to ensure their continued existence and expansion.

CARRICK OBJ 5 To pursue the development of a town destination centre in Carrick-on-Shannon to strengthen the town centre as a destination of choice and improve the retail attractiveness of our Key Town.

ENT EMPL POL 11 To build upon and strengthen the conditions necessary to facilitate and support start-up businesses, niche market industry, tourism and small and medium enterprises.

RET OBJ 2 To promote Carrick-on-Shannon as the main retail centre in the county and to ensure that the retail quantity, quality and range is of a standard that reduces leakage of retail expenditure out of the county and contributes to the strengthening and competitiveness of the retail economy within Carrick-on-Shannon, the county and the region as a whole.

RET OBJ 3 To encourage the continued vitality and viability of town and village centres and support initiatives that enhance the character of towns and villages ensuring they remain attractive investments.

Section 9.5 Development Management Standards

For the avoidance of duplication, the Development Management standards as set out in Chapter 13 of the Leitrim County Development Plan and Chapter 12 of the Roscommon County Development Plan have not been repeated. All development proposals put forward in accordance with the JLAP's provisions must also comply with the relevant County Development Plan and the respective set of Development Management Standards.

The following extracts of Volume I – Written Statement of the Leitrim County Development Plan 2023-2029 are relevant:

13.13.3 Secondary Retail Outlets

In assessing planning applications for Secondary Retail Type Outlets (Including Betting Office/Amusement Arcades/Casino/Tattoo Parlour/Vaping Shops), the following considerations will be taken into account:

- The need to safeguard the vitality and viability of the defined retail area and to maintain a suitable mix of retail uses.
- The number/frequency of such facilities in the area.
- The effect on the amenities in the area arising from noise, hours of operation and litter.
- The treatment of shop front advertising and window display.

13.13.5 Shop Fronts, Advertising and Signage

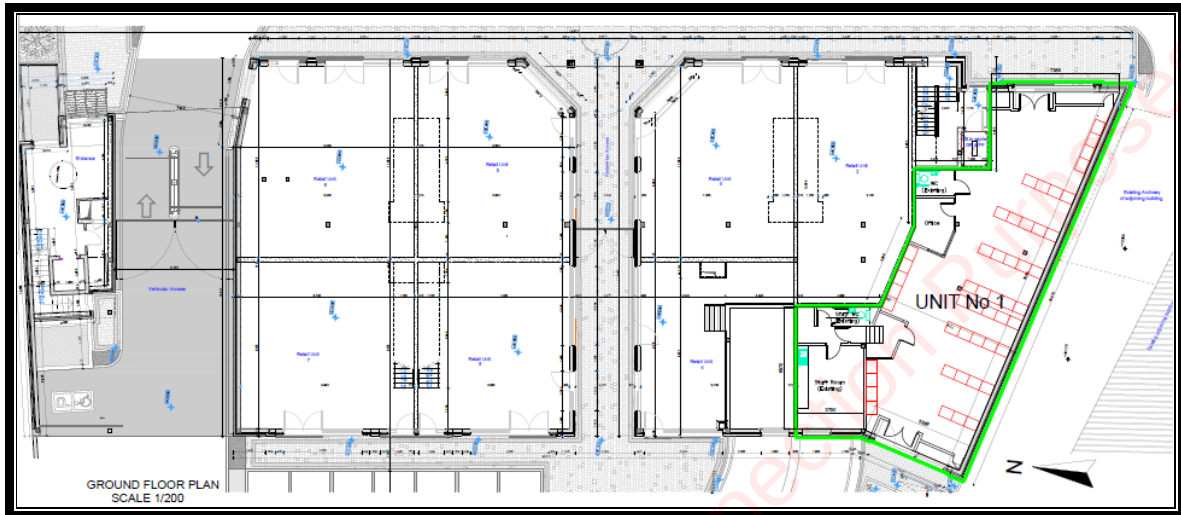
Shop fronts are one of the most important elements in determining the character, quality and image of retail streets in Co. Leitrim. In order to increase the attractiveness of the streetscape, the Council promotes a dual approach to shopfront design:

- Protecting traditional and original shop fronts and
- Encouraging good contemporary shopfront design.

The design of shop fronts should reflect the scale and proportions of the existing streetscape. The Council will seek to retain the remaining traditional shop fronts of townscape importance. It should be noted that the replacement of an existing shopfront, or the insertion of a new shopfront requires planning permission and is not considered to constitute exempted development.

Summary of Key Planning Issues and Assessment

The subject site falls within the development envelope for the Carrick-on-Shannon Joint Local Area Plan (JLAP) 2025-2031 and is zoned 'Town Centre' within same. The subject site is located within a Zone of Archaeological Notification (Zone Ref. R164644) (formerly known as a Zone of Archaeological Potential) associated with the historic town of Carrick-on-Shannon (National Monument Service Ref. No. LE031-005-Historic Town). The proposed development does not involve any modifications to the external fabric of the building with the exception of new external signage. The proposal will see the utilisation of this currently vacant commercial unit (see screenshot below) and will provide employment for approximately five to ten people, contributing positively to the local economy and town centre activity.



Floorplan of Unit 1

The zoning matrix (Table 9.2: Land Use Zoning Matrix) of the Carrick-on-Shannon Joint Local Area Plan (JLAP) 2025-2031 indicates that the proposed commercial change of use appears acceptable in principle. It is noted that Table 9.2 of the JLAP does not prescribe specific uses that are permitted, not permitted or open for consideration in the various land-use zoning objectives. Regard is also had to the zoning matrix prescribed in Table 6.5 of the Leitrim County Development Plan 2023-2029 which indicates that the proposal for a gaming and amusement arcade is 'Open for Consideration' on lands zoned 'Town/Village Centre' which is comparable to the 'Town Core' land use zoning objective used in the JLAP.

Land uses indicated as 'Open for Consideration' are uses that may be acceptable to the Planning Authority subject to detailed assessment against the principles of the proper planning and sustainable development of the area, and the relevant policies, objectives and standards set out in the Plan and where the Council is satisfied that the proposed use would not conflict with the general objectives for the zone and the permitted or existing uses.

The Planning Authority is satisfied that the proposed use in this area would not be restricted by land-use zoning objectives contained within the JLAP.

From a review of the third-party submission received on file, a frequent issue raised is the potential for adverse impacts on neighbouring business and residential properties and the potential for a rise in anti-social behaviour as a result of the proposed development.

The Planning Authority accepts that the proposed use would provide for a use with certain similarities to the permitted use which had previously occupied the subject premises. There is no other similar type use within the town of Carrick-on-Shannon so no argument could be presented of an overconcentration of such uses being created. The subject premises is currently vacant and similar services to those which would be offered in the amusement arcade would have historically operated from the bookmaker's premises on site albeit ancillary in nature to the main use. It is generally accepted that evening and night-time commercial uses such as

amusement arcades are more appropriately located within town centres, as opposed to established residential areas. With the attachment of appropriate conditions restricting noise levels and opening hours, the Planning Authority would be satisfied that the proposed development would not be detrimental to neighbouring amenities by way of nuisance. Furthermore, the premises would require a Gaming Licence, which will be reviewed annually and would require An Garda Síochána to confirm that issues have not arisen. Addressing vacancy is a primary objective in creating a vibrant town centre and the proposed use on a street considered a secondary street, replacing a similar type of use, would not unreasonably conflict with the other town centre uses. Set within this context, the principle of the proposed development would appear to be acceptable.

Design and Signage

The proposed signage will consist of 400mm high foamex (foam PVC) raised lettering mounted on the existing stone cladding over the glazing on the front and rear elevations, with additional window graphics applied directly to the frosted glazing at the front and rear elevations.

Traffic Considerations and Parking Provisions

Table 13.6 of the Leitrim County Development Plan 2023-2029 prescribes the maximum car parking and minimum bicycle parking arrangements for development classes, although developments pertaining to places of this nature and type are not identified. Having regard to the above, the modest scale of development proposed, the existing car parking credit associated with the previous use of the premises, the location of the subject property within the town centre of Carrick-on-Shannon, where there is a number of pay and display car parking bays and public car parks located in close proximity to the property, it is considered that no additional car parking requirements are incurred as a result of the proposed change of use.

Appropriate Assessment

The proposal has been assessed having regard to the requirements of the EU Habitats Directive. The following guidance from the publication 'Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities' (2009) is noted, wherein exceptions to Appropriate Assessment screening for certain developments is provided:

“Applications for permission where, from the description of the development, it is clear that an AA is not required whether or not the proposal is located within or without a Natura 2000 site. Examples of this would be involving changes to the external appearance of buildings, (such as shop fronts, change of house design/ appearance, domestic extensions) or changes of use that do not involve any extra loading on waste water, water systems or erosion of habitats.”

Having regard to the above guidance, 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 subject development, the absence of any connectivity to any sensitive location and the fact that the subject development 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 subject 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.

Development Contributions

In relation to the change of use I note the following exemptions/waivers from financial contributions included in the County Leitrim Development Contribution Scheme 2023:

- *For change of use permissions, a waiver in the case of change-of-use permissions, where the change of use does not lead to the need for new or upgraded infrastructure/services or significant intensification of demand placed on existing infrastructure (including, for example, transport infrastructure) (Section 7.1 (i)).*

Accordingly, it is recommended that this waiver be applied in the context of the proposed change of use.

Recommendation

Pursuant to the Planning and Development Act 2000, as amended, it is hereby decided, for the reason(s) set out in the First Schedule hereto, to recommend the grant of permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Schedule and the said permission is hereby recommended for approval subject to said conditions.

First Schedule

Having regard to existing development on this site, it is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule, would not seriously injure the amenities of the area and therefore, would be in accordance with the proper planning and sustainable development of the area.

Second Schedule

1. The development shall be carried out strictly in accordance with plans, particulars, details, and specifications lodged as part of this application on the 22/07/2026, save as is herein under otherwise required.

Reason: In the interests of orderly development.

2. Prior to the commencement of development, the applicant shall submit revised details and associated elevations providing for revised lettering and the removal of logos in respect of the glazing to the front and rear elevations of the subject premises.

Reason: In the interest of visual amenity.

3. (a) No awnings, canopies or projecting signs or other signs shall be erected on the premises.
(b) External roller shutters shall not be erected and any internal shutters shall be of the 'open-lattice' or 'perforated' type and shall be coloured to match the shopfront colour.

Reason: In the interest of visual amenity.

4. The use hereby permitted shall operate only between the hours of 11:00 and 22:00 Monday to Thursday and Sunday and between the hours of 11:00 and 23:00 Friday and Saturday, unless otherwise agreed in writing with the Planning Authority and subject to the requirements of any Gaming Licence issued for the premises.

Reason: In the interests of the proper planning and sustainable development of the area and to protect the amenities of adjoining properties.

5. No spoil, dirt, debris, or other materials shall be deposited in the public road or footpath in the vicinity of the site, by operative or vehicles travelling to or from the development site during the construction phase.

Reason: To ensure that the developer keeps the public areas adjacent to the development in a suitably clean state of repair during construction works.

6. All service lines and cables serving the proposed development shall be located underground.

Reason: In the interests of orderly development and visual amenity.

7. Prior to the commencement of the use, a Noise and Premises Management Plan shall be submitted to and agreed in writing with the Planning Authority. The plan shall include measures for the management of customer arrival and dispersal, staff supervision, complaint procedures and the control of noise associated with the operation of the premises. The development shall thereafter be operated in accordance with the agreed plan. No outdoor public address system, or amplified sound or live music shall be permitted.

Reason: To protect the amenities of adjoining properties.

Advice Note to Applicant

- Notwithstanding the grant of planning permission in relation to this application, the development is subject to the requirements of both the Building Regulations and the Building Control Regulations.
- The permitted development is subject to the requirements of The Gambling Regulation Act 2024.



Joe Duffy

Assistant Planner

Date: 10th September 2026



Liam Flynn

Senior Executive Planner

Date: 11/09/2026



Appropriate Assessment Screening and Determination

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

(a) File Reference No:	26/60184
(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.

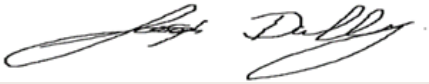
European Site (code)	List of Qualifying Interest/Special Conservation Interest	Distance from proposed development (km)	Connections (Source- Pathway- Receptor)	Considered further in screening Y/N
Clooneen Bog SAC (002348)	https://www.npws.ie/protected-sites/sac/002348	7km	None	No
Please Select				

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. - 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. - 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	No significant potential impacts.

- 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:										
- 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? ☐ Yes ☒ 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.										
The Planning Authority has regard to the following guidance from the publication 'Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities' (2009) is noted, wherein exceptions to Appropriate Assessment screening for certain developments is provided: <i>"Applications for permission where, from the description of the development, it is clear that an AA is not required whether or not the proposal is located within or without a Natura 2000 site. Examples of this would be involving changes to the external appearance of buildings, (such as shop fronts, change of house design/ appearance, domestic extensions) or changes of use that do not involve any extra loading on waste water, water systems or erosion of habitats."</i> Having regard to the information on file, the nature and scale of the proposed development and the above referenced guidance, 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>☒</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>☐</td> <td> ☐ Request further information to complete screening. ☐ Request NIS ☐ 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.	☒	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.	☐	☐ Request further information to complete screening. ☐ Request NIS ☐ Refuse planning permission
	Tick as Appropriate:	Recommendation:								
(i) It is clear that there is no likelihood of significant effects on a European site.	☒	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.	☐	☐ Request further information to complete screening. ☐ Request NIS ☐ Refuse planning permission								

(iii) Significant effects are likely.	☐	☐ Request NIS ☐ Refuse planning permission
Signature of Recommending Planner:		Date: 10/09/2026

Leitrim Planning Authority - Inspection Purposes Only



Environmental Impact Assessment (EIA) Pre-Screening

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

File Reference No:	26/60184
Development Summary:	As per Planning 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 <i>sub-threshold</i> :	Proceed to Part C

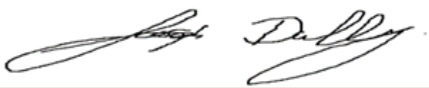
Part C – If yes, has Schedule 7A information/screening report been submitted?

☐ Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
☐ 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:
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 production of any significant waste, or result in significant emissions or</i>		

pollutants?		
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: Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location? Does the proposed development have the potential to affect other significant environmental sensitivities in the area?		
Preliminary Examination Conclusion:		
Based on a preliminary examination of the nature, size or location of the development. (Tick as appropriate)		
☐ There is no real likelihood of significant effects on the environment. EIA is not required.	☐ There is real likelihood of significant effects on the environment. An EIAR is required.	☐ 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: 10/09/2026		