



Leitrim County Council Planning Report

Planning Reference No:	25-60297
Applicant:	Shaun Mc Kenna
Location:	Sheena, Drumkeeran, Co. Leitrim
Application Type:	Permission
Proposed Development	(1) To change the usage of the existing single storey commercial unit into domestic usage. (2). To renovate the existing building and to construct a single storey domestic extension to the rear of the existing building and all ancillary works.
Date of Site Inspection:	09/01/2026
Site Notice:	Site notice visible and legible in accordance with the Planning and Development Regulations 2001, as amended, when inspected.
Due Date:	06/02/2026

Description of Proposed Development

The proposed development is for works comprising of:

- (1) To change the usage of the existing single storey commercial unit into domestic usage.
- (2) To renovate the existing building and to construct a single storey domestic extension to the rear of the existing building and all ancillary works at Sheena, Drumkeeran, Co. Leitrim.

Site Location and Context

The subject site has a stated area of 0.070 Ha and is located within the built-up area of Drumkeeran on lands zoned 'Existing Residential' under the Leitrim County Development Plan 2023-2029. The subject site is located off the L4251 road. The site contains a single storey building (identified as a garage on the existing plan layout but which was previously used as a school) with a stated floor area of 61 m². This structure is attached to a large building, which is not included within this application, and which is the subject of a separate application under P.25/60313 for a change of use from commercial to 3 no. short-term self-catering tourism apartments, extension and associated works.



Fig. 1 Site Location

The grounds of a dwelling bound the site to the northwest, a long single storey building directly abuts the subject site to the north, east and west, with a number of windows facing directly onto subject site. There were several abandoned cars dotted around the yard to the front of the existing building, presumably left from when the building functioned as a garage. The subject building would appear to be in good repair, save for missing slates to the rear.



Fig. 2 Subject site viewed from L4251



Fig. 3 Location of proposed extension and site viewed from the western boundary

The front boundary of the site is bounded by a wall and fencing and the rear boundary is defined by a low bank adjoining a field containing a large shed. Drumkeeran Central National School is located directly across from the site. Protected structure 167- Drumkeeran Church of Ireland is located adjacent to the blue line boundary of the site to the south.

Planning History

The following History pertains to the site:

- P.04/1824** Permission was sought to demolish existing workshop and construct 4no.2 storey terraced houses, to connect to existing public services and carry out ancillary works at Sheena, Drumkeerin, Co. Leitrim. This application was withdrawn on the 11/10/2005.
- P.25/60313** Concurrent application on directly adjoining site, within the same landowner boundary attached for this application. Permission is sought for: 1. To change the usage of the existing

single storey commercial unit into 3 no. short term self-catering tourism apartments. 2. To renovate the existing building and to construct a single storey domestic extension to the side of the existing building and all ancillary works. *Decision on this due 19th February.*

Services/Infrastructure

Wastewater

The application documentation has indicated that the subject site is serviced by connection to the public sewer.

Water Supply

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

Storm Water Disposal

The application form has indicated that surface water from the development is disposed of by way of a soakpit.

Natural, Archaeological and Architectural Heritage

Natural Heritage

The nearest Natura 2000 site is Boleybrack Mountain SAC (Site Code: 002032) which is located approximately 5km to the northeast of the application site.

The nearest nationally designated site is located approximately 2.8km southwest – Corry Mountain Bog NHA (Site Code:002321) and Owengar Wood proposed Natural Heritage Area (pNHA) (Site Code: 001419) is 0.5 km south of the application site.

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

Archaeological and Architectural Heritage

There are no protected structures or structures listed in the National Inventory of Architectural Heritage (NIAH) located within the application site. Similarly, there are no Recorded Monuments or Zones of Archaeological Notification coinciding with the application site.

Internal and Prescribed Bodies Referrals

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

Consultant's Name	Status	Response
District Engineer North	Internal	No response to date

Submissions/Observations

No objections/submissions have been received.

Representations

None received.

Part V

Part V provisions do not apply.

Pre-Planning Consultations

No pre-planning consultations referenced in submitted application form.

Policy Context

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

Drumkeeran- Tier 3-key village

Parts of the village are designated as an Architectural Conservation Area. The old Courthouse, St. Brigid's Roman Catholic Church and Drumkeeran Church of Ireland are Protected Structures and listed on the NIAH register. The subject site is outside the Drumkeeran ACA but adjacent to protected structure Church of Ireland.

Relevant Development Objectives:

DN 1 *Support the further consolidation of housing in Drumkeeran with the development of serviced infill opportunities.*

DN 3 *Encourage the reuse and repair of vacant and derelict buildings in the village centre.*

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

Section 6.10.3 Land Use Zoning Objectives

Table 6.1 sets out the land use zoning objectives that will be applicable to all statutory land use plans and the zoning objectives for the settlements to be included in the County Development Plan. Table 6.2 provides an explanation and guidance of each land use zoning objective.

Table 6.1: Land Use Zoning Objectives

Land Use Zoning	Objective
Existing Residential	To protect and enhance the established amenity of existing residential communities.

Table 6.2: Land Use Zoning Objectives Guidance

Land Use Zoning	Guidance
Existing Residential	This zoning allows for the conservation and enhancement of the quality and character of existing residential areas, to protect residential amenities and to allow for infill development which is appropriate to the character and pattern of development in the area. This zone is intended primarily to protect established housing development but may include a range of other uses particularly those that have the potential to support the residential function of residential communities such as schools, crèches, small shops, doctor's surgeries, amenities, etc.

Section 11.3 Natural Heritage and Biodiversity

Section 11.3 of the Plan sets out the following policies for the protection of the environment:

NH POL 1 To protect and conserve Special Areas of Conservation and Special Protection Areas.

NH POL 5 To ensure that development does not have a significant adverse impact on plant, animal or bird species or habitats protected by law, subject to satisfactory mitigation measures.

Section 13 – Development Management Standards

13.10 Residential development - Towns and Villages

Development proposals in the towns and villages of the county should be designed to respect the scale, character and finishes of the local built environment. Infill proposals will be evaluated to ensure that detailed design elements harmonise with adjoining buildings, and that overdevelopment of restricted sites does not result.

13.10.3 Residential Amenity

- The need to protect amenities of existing residents in the locality of the subject development.
- The visual impact of large areas of car parking should be reduced by the use of screen planting, low walls and the use of textured or coloured paving for parking bays.

Section 13.10.10 Extensions to Dwellings

Proposals, which involve the alteration, improvement or extension of an existing dwelling should reflect and enhance the existing building, adjoining properties, and the setting in terms of scale, design and materials. The following principles shall be applied:

- The extension should be sensitive to the existing dwelling in its form, scale and appearance and should not adversely distort the scale or mass of the structure or of adjoining properties,
- The extension should complement the area in which it is located, and its design and scale should have regard to adjoining properties. However, a flexible approach will be taken to the assessment of alternative design concepts and contemporary designs will be encouraged,
- In rural areas, the design of extensions should have regard to key principles set out in section 3.17.6 of Chapter 3.
- The extension should not provide for new overlooking of the private area of an adjacent residence where no such overlooking previously existed.
- In an existing developed area, where a degree of overlooking is already present, the new extension must not significantly increase overlooking possibilities.
- New extensions should not overshadow adjacent dwellings to the degree that there is a significant decrease in daylight or sunlight entering the house, and
- The physical extension to the floor area of a dwelling should not erode its other amenities. In all cases a minimum private rear garden area must be retained.

Summary of Key Planning Issues and Assessment

Principle of the Proposed Development:

The proposed development provides for the change of use of the existing building from a commercial unit into domestic usage, to renovate the existing building and to construct a single storey domestic extension to the rear of the existing building and all ancillary works.

The conversion of a vacant commercial workshop/garage into residential accommodation is considered acceptable and in accordance with the zoning objectives. The subject site is located on lands zoned 'Existing Residential' and will result in the replacement of a non-conforming use on this site, therefore it is considered that the principal of the proposed development is acceptable.

Design:

It is proposed to provide a kitchen/living and utility area within the existing building (stated area of 61 m²) and provide 3 number bedrooms and a bathroom in the proposed flat roof extension (stated area of 67 m²) to the rear. The only access point proposed is through the existing door to the front of the property, which opens into a lobby, this then opens into the living/dining/kitchen area. It is noted that the access to the bedrooms in the extension is through a doorway located centrally within this multipurpose space. This doorway opens into a long narrow hallway that branches off to the bedrooms and bathroom, while it is noted that there are Velux windows proposed on the rear roof area that serve the proposed bedrooms, this would result in a dark space in the corridor with no ventilation. The proposed internal layout is not conducive to quality living, and the applicant should be invited to submit revised plans and particulars that provide for the incorporation of natural light and ventilation at this circulation area.

The proposal also provides for alterations to the existing elevations of the subject structure, principally in the form of amendments to existing window openings. Such amendments include those to the existing window openings associated with the front elevation which currently provide for good vertical proportions which reflect the previous use of the building as a school where such proportions were commonplace. The proposed amendments to these provide for square-like proportions which are considered inappropriate.

Private Open Space:

Private open space is to be located to the northside of the building through space which is more representative of a side, rather than rear garden area. There is no indication of how this area is to be screened on the site layout plan with this area fully visible from the public road and the extensive car parking proposed for this site. In order for this area to be acceptable as private open space it would need to be enclosed through enhance boundary treatment measures to offer some level of privacy and ensure the space is usable for its intended purpose. It is also noted that the rear boundary of the site is currently just an earthen bank separating it from adjoining lands outside the applicant's ownership; no boundary treatment has been indicated for this area either. Boundary treatment for the proposed area of open space and rear boundary of the site can be sought by way of further information.

Car Parking and Adjoining Live Application:

As per the submitted site layout, a large portion of the subject site is given over to an extensive area of car parking. It is proposed to provide for 8 number carparking spaces (1 disabled assess spot), this is excessive for a 3-bedroom dwelling. It is noted that a separate application has been lodged for the site directly adjoining this development (P.25/60313¹ for which the applicant is also associated with) for which no parking provision has been provided. It would appear that the parking to be provided here would serve the proposed development under the concurrent application with this referenced on the site layout drawing for P.25/60313.

It is also noted that two of the three units proposed under P.25/60313 open directly onto the site of this application, which is outside the red line boundary attached to this adjoining application. No rationale is provided in this application or the application documentation submitted under P.25/60313 for the separation of the two proposed developments into separate planning units. It is clear that the proposed development under P.25-60313 is dependent on a significant section of the subject site under this current application to service the development proposed under that application, principally in relation to car parking provisions to serve the proposed development.

¹ (1) To change the usage of the existing single storey commercial unit into 3 no. short-term self-catering tourism apartments. (2). To renovate the existing building and to construct a single storey domestic extension to the side of the existing building and all ancillary works.

The exclusion of the car parking area which is to serve the proposed development under P.25/60313 would arguably render the proposal as piecemeal and haphazard in removing a vital element of this commercial proposal from the site to which the application relates. The segregation of the two application sites also gives rise to concerns regarding the enforceability of any conditions applied to any permissions granted for both applications, as the servicing of the proposed development under P.25/60313 is dependent on an area outside of the boundary of that planning application.

Essentially, these are two separate applications, and one cannot be used to supplement the shortcomings of another application. Equally, conditions cannot be attached to any grant pertaining to a separate application nor can an application hope to provide elements on a separate site under the presumption that permission will be granted for the separate application from which it would benefit.

Accordingly, for the reasons outlined above, the applicant should be advised that the development proposed under P.25/60313 should form part of the overall development proposed under this current application given the significant level of dependency of that proposed development on lands contained within this current application and on any favourable consideration of the development proposed under P.25/60313. As such, the applicant shall be requested to submit, by way of further information, revised plans and particulars which incorporates the extent of the development proposed under P.25/60313 for assessment under this current application. Any such revisions will necessitate the withdrawal of the application under P.25/60313 as its assessment in isolation of the proposed car park area to serve the proposed development in its current form would render the proposal as piecemeal and haphazard.

Land Ownership

From an examination of the Land Registry mapping database, Landdirect.ie, there appears to be a discrepancy between the registered property boundary and the landownership boundary detailed in the submitted site location map and site layout. In this regard, the landownership boundary on the submitted site location map and site layout appears to extend south beyond the registered property boundary as per Landdirect.ie and into the neighbouring property to the south. It is noted that no letter of landowner consent has been submitted with the application documentation. Accordingly, the applicant shall be requested to clarify this apparent discrepancy by way of further information.

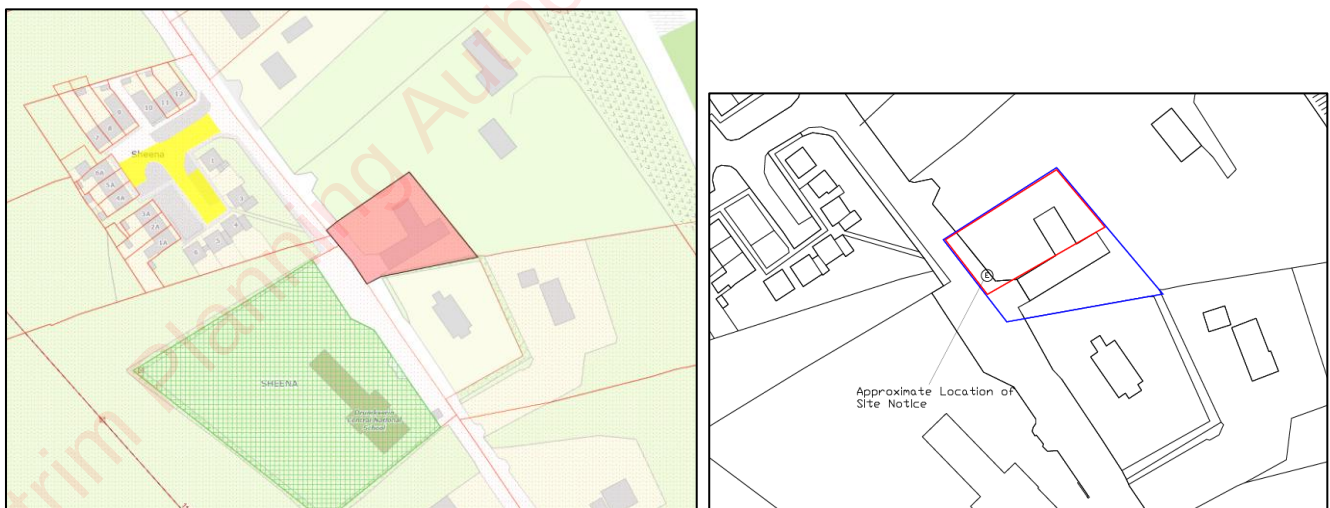


Fig. 4 Extent of folio as per Landdirect.ie database (left) and extract of submitted site location map (right)

The proposal has been assessed having regard to the requirements of the EU Habitats Directive. The 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, its location in a serviced built-up area, the absence of any connectivity to any sensitive location and the likely emissions therefrom, 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.

Development Contributions

To be calculated in the event of planning permission being granted for the proposed development.

Recommendation

Having carried out a site inspection, considered the development proposal and the documentation submitted as part of this application, it is recommended that the following advice and request for Further Information be issued:

Advice:

Design

The only access point proposed is through the existing door to the front of the property, which opens into a lobby, this then opens into the living/dining/kitchen area. It is noted that the access to the bedrooms in the extension is through a doorway located centrally within this multipurpose space. This doorway opens into a long narrow hallway that branches off to the bedrooms and bathroom, while it is noted that there are Velux windows proposed on the rear roof area that serve the proposed bedrooms, this would result in a dark space in the corridor with no ventilation. The proposed internal layout is not conducive to quality living, and you are invited to submit revised plans and particulars that provide for the incorporation of natural light and ventilation at this circulation area.

Private Open Space

Private open space is to be located to the northside of the building through space which is more representative of a side, rather than a rear garden area. There is no indication of how this area is to be screened on the site layout plan with this area fully visible from the public road and the extensive car parking proposed for this site. In order for this area to be acceptable as private open space it would need to be enclosed through enhance boundary treatment measures to offer some level of privacy and ensure the space is usable for its intended purpose. It is also noted that the rear boundary of the site is currently just an earthen bank separating it from adjoining lands outside your land ownership, with no boundary treatment indicated for this area either on the submitted site layout. Accordingly, you are requested to submit such details by way of further information.

Car Parking and Adjoining Live Application:

As per the submitted site layout, a large portion of the subject site is given over to an extensive area of car parking. It is proposed to provide for 8 number carparking spaces (1 disabled assess spot), this is excessive for a 3-bedroom dwelling. It is noted that a separate application has been lodged for the site directly adjoining this

development (P.25/60313² for which the applicant is also associated with) for which no parking provision has been provided. It would appear that the parking to be provided here would serve the proposed development under the concurrent application with this referenced on the site layout drawing for P.25/60313.

It is also noted that two of the three units proposed under P.25/60313 open directly onto the site of this application, which is outside the red line boundary attached to this adjoining application. No rationale is provided in this application or the application documentation submitted under P.25/60313 for the separation of the two proposed developments into separate planning units. It is clear that the proposed development under P.25-60313 is dependent on a significant section of the subject site under this current application to service the development proposed under that application, principally in relation to car parking provisions to serve the proposed development.

The exclusion of the car parking area which is to serve the proposed development under P.25/60313 would arguably render the proposal as piecemeal and haphazard in removing a vital element of this commercial proposal from the site to which the application relates. The segregation of the two application sites also gives rise to concerns regarding the enforceability of any conditions applied to any permissions granted for both applications, as the servicing of the proposed development under P.25/60313 is dependent on an area outside of the boundary of that planning application.

Essentially, these are two separate applications, and one cannot be used to supplement the shortcomings of another application. Equally, conditions cannot be attached to any grant pertaining to a separate application nor can an application hope to provide elements on a separate site under the presumption that permission will be granted for the separate application from which it would benefit.

Accordingly, for the reasons outlined above, you are advised that the development proposed under P.25/60313 should form part of the overall development proposed under this current application given the significant level of dependency of that proposed development on lands contained within this current application and on any favourable consideration of the development proposed under P.25/60313. As such, you are requested to submit, by way of further information, revised plans and particulars which incorporate the extent of the development proposed under P.25/60313 for assessment under this current application. Any such revisions will necessitate the withdrawal of the application under P.25/60313 as its assessment in isolation of the proposed car park area to serve the proposed development in its current form would render the proposal as piecemeal and haphazard.

You are advised to liaise with the Planning Authority on this matter prior to the submission of any formal further information response.

Having regard to the above advice note, you are requested to submit the following further information:

1. Revised plans and particulars which incorporate the full extent of the development proposed under P.25/60313 for assessment under this current application in order for a complete and comprehensive appraisal of the proposed development on site to be undertaken and having regard to the clear level of dependency the proposal under P.25/60313 has in relation to the site of this current application. Any such revisions will necessitate the withdrawal of the application under P.25/60313.
2. Revised plans and particulars detailing the provision of boundary treatments for the proposed private amenity space to serve the proposed dwelling and in relation to the overall site and any incorporation of the remainder of the landholding, as per item 1 above. Any such revised plans and particulars shall have regard to the provisions contained within Section 13.10.4 of the Leitrim County Development Plan

² (1) To change the usage of the existing single storey commercial unit into 3 no. short-term self-catering tourism apartments. (2). To renovate the existing building and to construct a single storey domestic extension to the side of the existing building and all ancillary works.

2023-2029 regarding boundary treatments and shall also detail appropriate treatment measures for the rear boundary of the subject site.

3. Revised plans and particulars that provide for the inclusion of window openings to serve the proposed internal corridor in order to incorporate natural light and ventilation to this element of the proposal and enhance the overall quality of this space. Any such revised plans and particulars should also retain the vertical proportions of the existing window openings at the front elevation of the subject structure which reflect the previous use of the building as a school where such proportions were commonplace, and which should be retained having regard to the historic use of this structure.
4. From an examination of the Land Registry mapping database, Landdirect.ie, there appears to be a discrepancy between the registered property boundary and the landownership boundary detailed in the submitted site location map and site layout. In this regard, the landownership boundary on the submitted site location map and site layout appears to extend south beyond the registered property boundary as per Landdirect.ie and into the neighbouring property to the south. Similarly, it is noted that no letter of landowner consent has been submitted with the application documentation. Accordingly, you are requested to clarify this apparent discrepancy by way of further information and submit revised plans and particulars that reflect the extent of your landownership or submit evidence that substantiates the landownership boundary detailed in the submitted site location map and site layout of this current application.



Aileen Farrell
Assistant Planner
Date: 22/01/2026



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



Appropriate Assessment Screening and Determination

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

(a) File Reference No:	25-60297
(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 (code)	Site	List of Qualifying Interest/Special Conservation Interest	Distance proposed development (km)	Connections (Source- Pathway- Receptor)	Considered further screening Y/N
Boleybrack Mountain SAC (002032)		https://www.npws.ie/protected-sites/sac/002032	5km	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. - 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 - Physical presence of structures (e.g. collision risks)	No significant potential impacts.

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.													
Having regard to the information on file, the nature and scale of the development, its distance from European sites, the lack of direct connections with regard to the Source-Pathway-Receptor model, it is concluded that the 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> <tr> <td>(iii) Significant effects are likely.</td> <td>☐</td> <td> ☐ 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	(iii) Significant effects are likely.	☐	☐ Request NIS ☐ Refuse planning permission
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(iii) Significant effects are likely.	☐	☐ Request NIS ☐ Refuse planning permission											
Signature of Recommending Planner:													
Date:	22/01/2026												



Environmental Impact Assessment (EIA) Pre-Screening

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

File Reference No:	25-60297
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 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.

	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</i>		

<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)		
☐ 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: 22/01/2026		