

Preliminary Examination		
Planning Reference:		
Site location:	Grove St., Roscrea, Co. Tipperary	
Proposed Development:	The demolition of a terrace of 3 No. existing two storey buildings, clearance of vegetation and the construction of 9 no. new dwelling houses comprising 3 No. two bedroom, two storey terraced houses, and 6 No. one bedroom apartments contained in two separate two storey blocks with revised footpaths, underground services, car parking spaces, boundary treatments, landscaping, open spaces and all associated site works.	
Examination		
	Yes / No/ Uncertain	Comment
Is the size of the development exceptional in the context of the existing environment?	No	Development small in scale relative to mandatory EIA threshold
Is the proposed development located on, in, adjoining, or have the potential to impact on a sensitive site or location?	No	Site carries no environmental designations.
Will the development result in the production of any significant waste, or result in emissions or pollutants?	No	No significant operational impacts anticipated to arise from the development
Conclusions		
Based on a preliminary examination of the nature, size or location of the development, is there a real likelihood of significant effects on the environment?		
There is no real likelihood of significant effects on the environment	EIAR not required	√
There is significant and realistic doubt in regard to the likelihood of significant effects on the environment	Screening Determination Required	
	Schedule 7A information required?	
There is a real likelihood of significant effects on the environment	EIAR is required	
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